



Urban Renewal: Washington Park

March 10th, 2020



**boston planning &
development agency**

Urban Renewal Area Agenda

1. Introduction
2. Urban Renewal Background
3. Urban Renewal Action Plan
4. Land Disposition Agreement Inventory
5. BPDA Owned Land Inventory
6. Why Do We Need Urban Renewal?
7. Next Steps



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01

Introduction



Who am I?

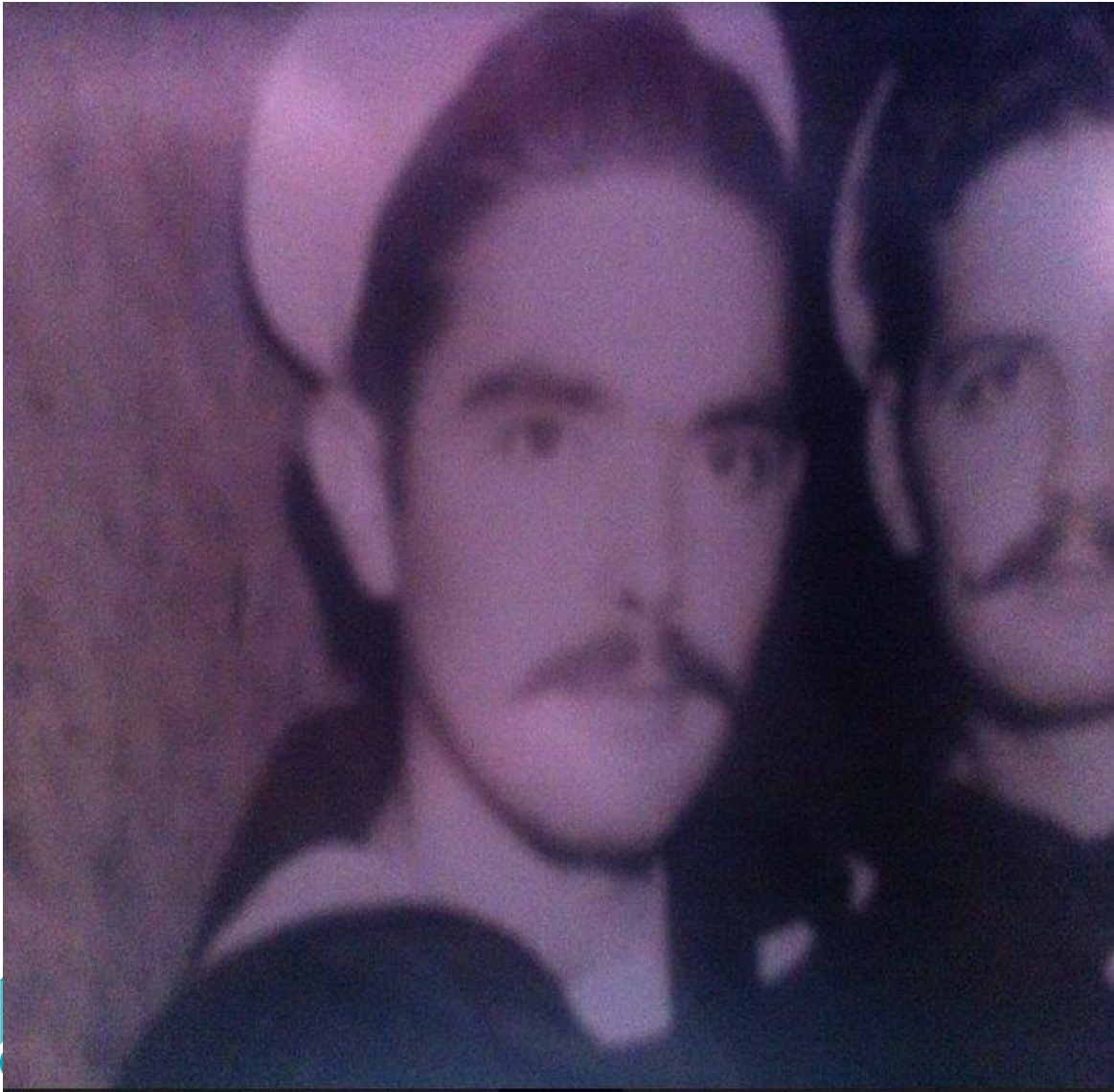
Hi!

Christopher Breen, *Urban Renewal Manager*

Under direction of the Senior Policy Advisor, Christopher manages projects and coordinate with interdepartmental staff on research and accountability measure related to Urban Renewal, including the oversight of Land Disposition Agreements (LDA's), the disposition of BRA-owned land, and other matters involving BRA assets. Christopher also works on special projects, as assigned.



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 Connor (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 Ispicco (ao) | |
| Mr. Walter Wanda (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 Glone (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 Hansen (t) 49 | |
| Mr. Edward J. Mac Kenzie (t) 23 | |

My Background



How Urban Renewal Affected My Life:



Urban Renewal Community Process



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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

Civic Engagement Goals

- Explain the historical rationale for Urban Renewal.
- Explain the importance of Urban Renewal Tools and how we use them differently today.
- Explain land use restrictions currently in the Urban Renewal Plan.
- Ask the community for input on boundary changes.
- Ask the community for input on whether the plan goals should be updated.
- Ask the community for input on how to use our BPDA owned property to further community goals.



02

Urban Renewal Background



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1940 - 1949

Setting the Stage for Urban Renewal



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Nationally

- In post-war America Immigrants arrive from a destabilized Europe in great numbers as industrialization slows.
- 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. (GI Bill)
- Rise of the automobile and birth of US highway system sends investments into the suburbs.



Locally

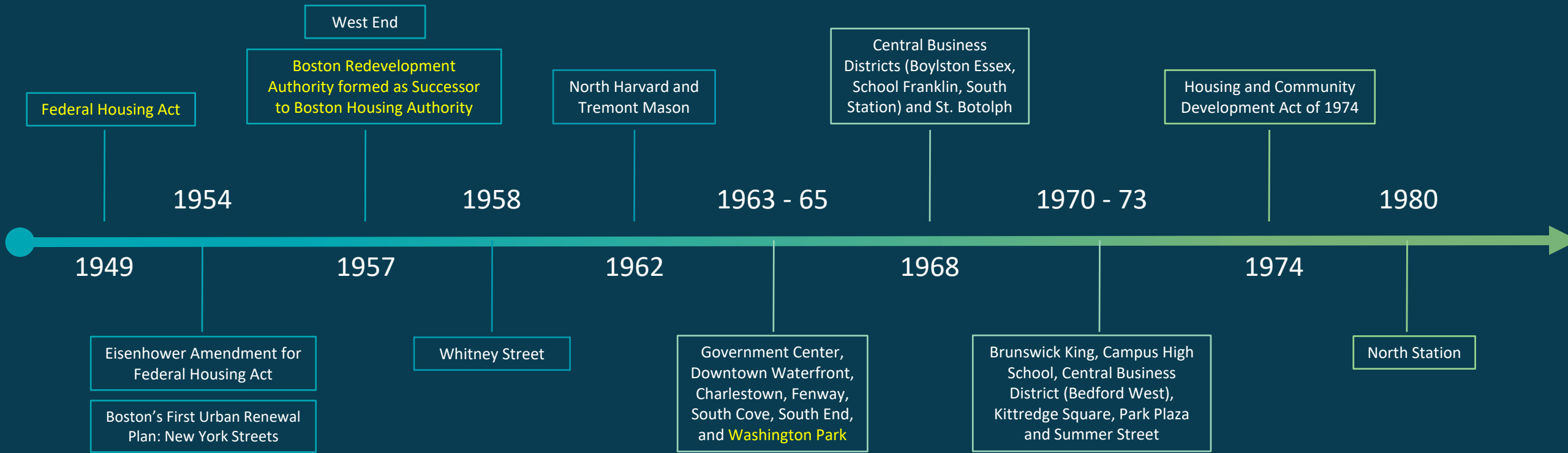


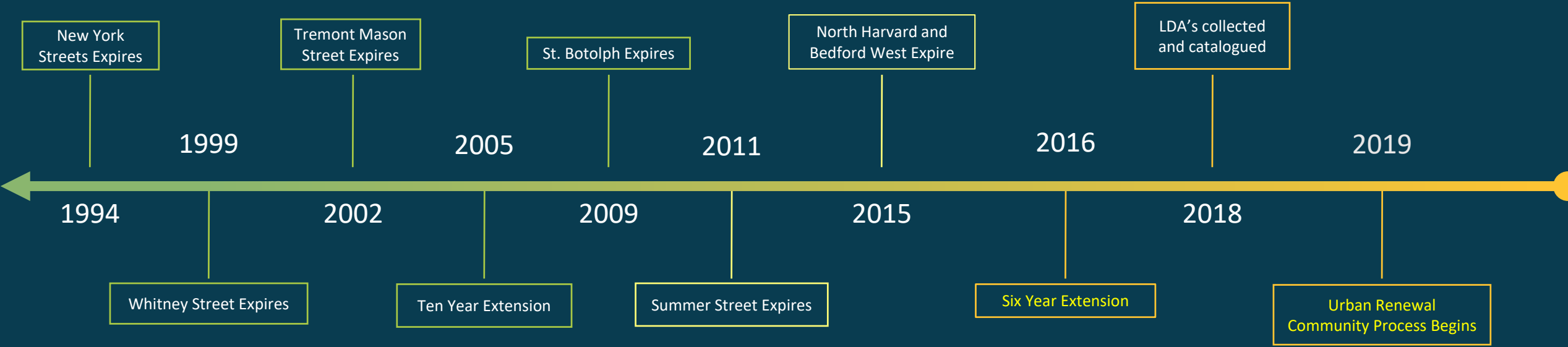
- Boston Irish dominate city politics.
- Brahmin Elites control the State House, reduce aid to Boston and deprive the city of home rule.
- Mayor Curley lowers taxes in neighborhoods and increases the tax rate downtown for businesses (to the highest rate amongst major cities).
- No money for city services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



Urban Renewal Timeline 1949-Today







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.
- Early Urban Renewal efforts attempted to tackle widespread blight by using tools to assemble land for infrastructure and public facilities often at the expense of the poor.
- “Five million people are still living in slums and firetraps. Three million families share their home with others”. – President



1950 - 1960

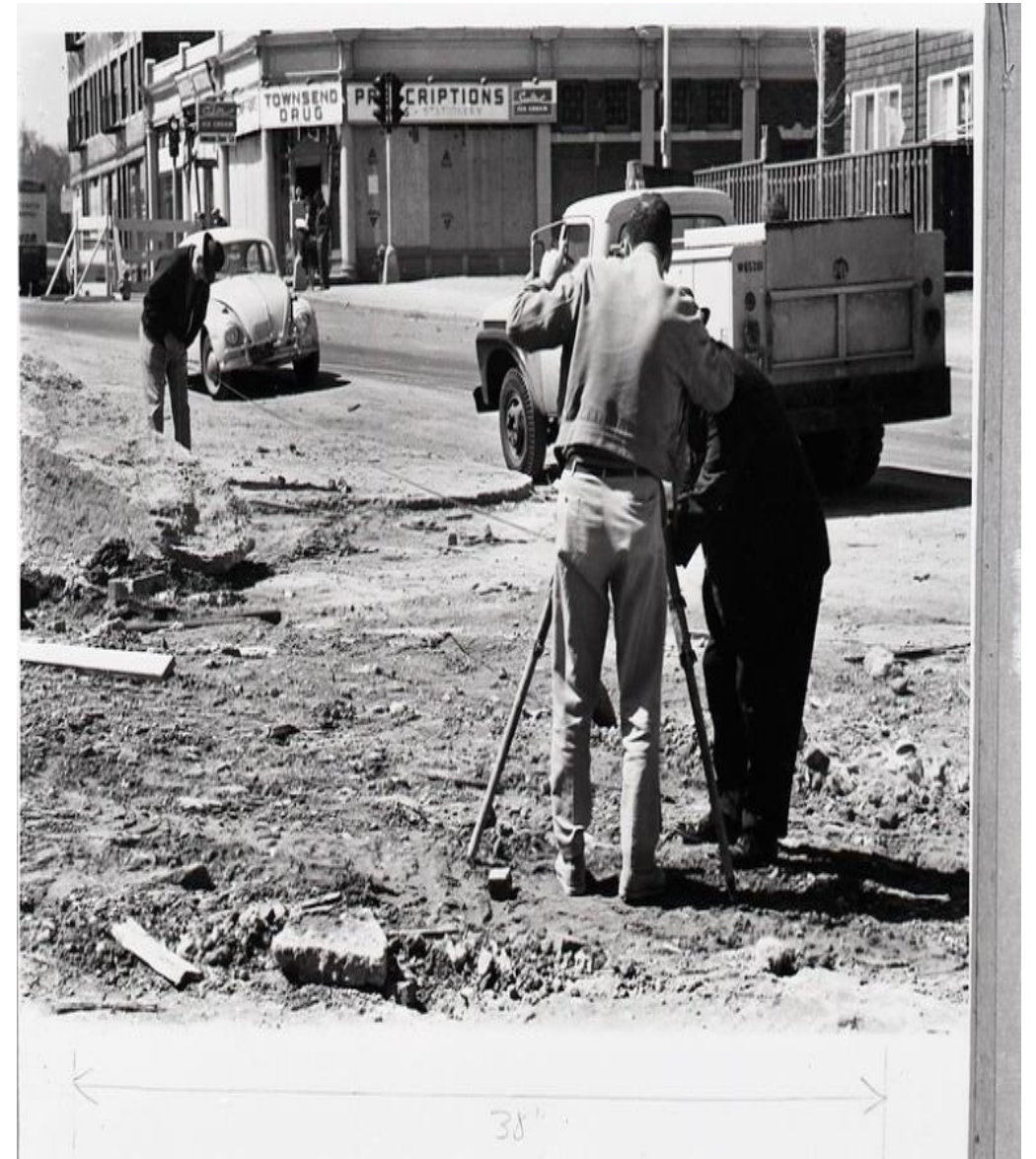
Urban Renewal in Boston



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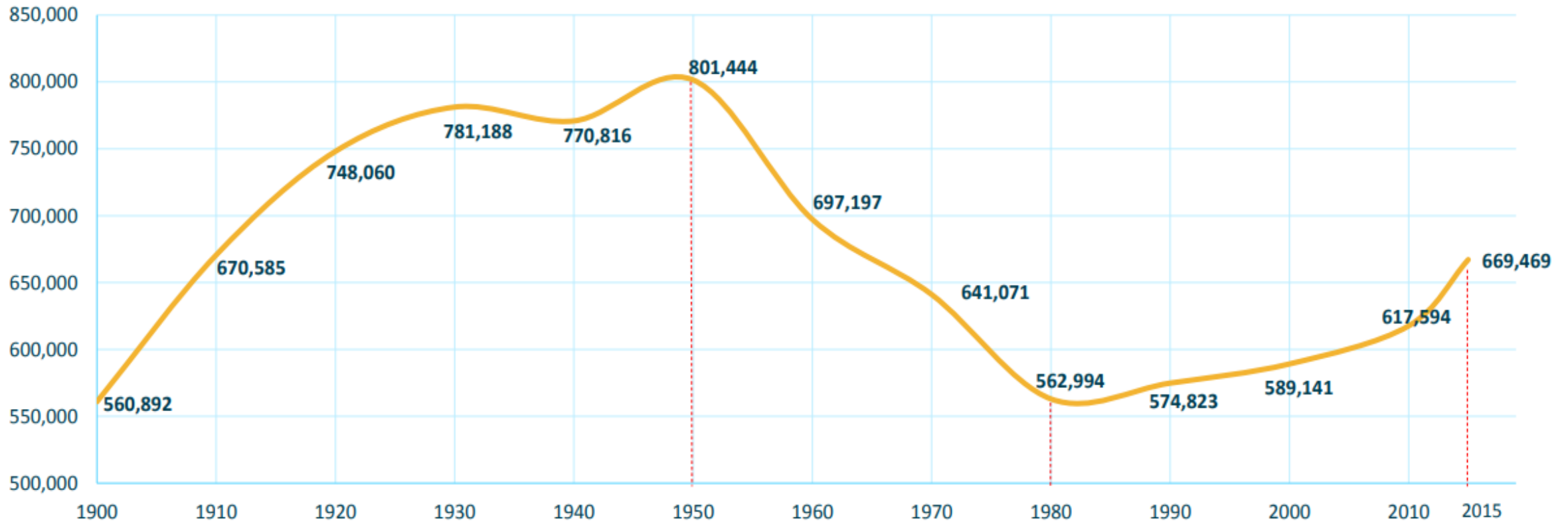


- From 1950 – 1960 Boston lost 13% of its population (over 100k in 10 years).
- Boston lost 48,000 jobs in manufacturing and 14,000 downtown finance jobs.
- Boston has an 8% drop in city-wide employment while (Greater Boston employment increase by 22%).
- Boston at the time has lowest median family income of the nations 7 largest cities.



Boston Population

Boston's Population (1900-2015)



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

- Robert Ryan, *pioneer of the industrial park concept 1950*

1957

Boston Redevelopment Authority



**New York Streets
(BHA)**

West End

Whitney Streets

North Harvard

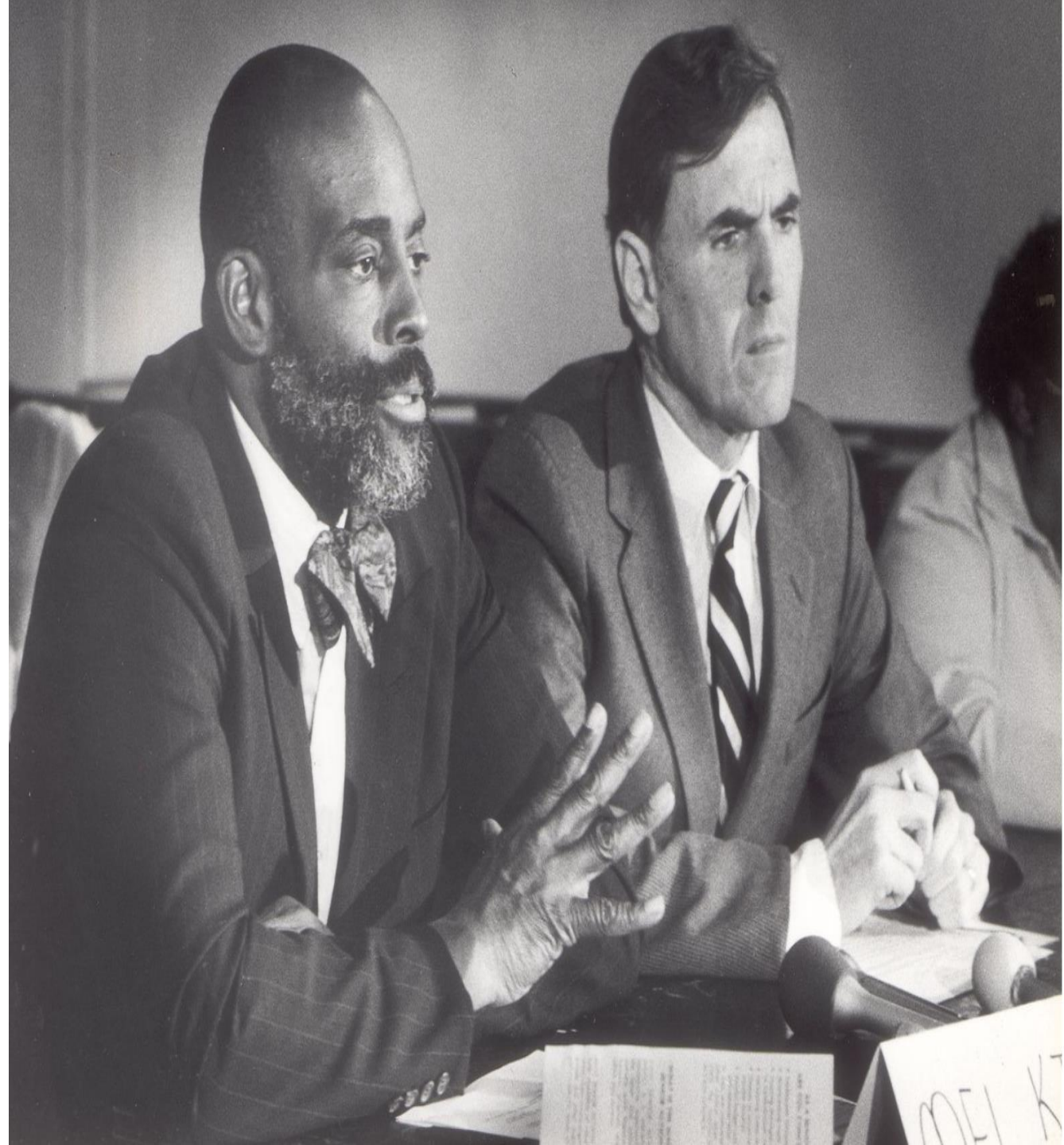


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What Was Learned?

- **Emotional toll of displacement.**
- **Lack of voice for poor.**



1960 - 1970

Urban Renewal In Boston



“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?”

– Christian Science Monitor Article (1960)



1961

Ed Logue : Urban Renewal 2.0



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Ed Logue

- Learned over time the importance of creating a city that mixed the historic with the modern.
- Sought to create cities that were more just & equitable by improving the quality of housing & learning 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 to build 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 (1950’s) we all paid and paid dearly for it.”***
- *– Ed Logue 1963*



Further Reading



SAVING AMERICA'S CITIES

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

LIZABETH COHEN



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1960 – 1980

Washington Park



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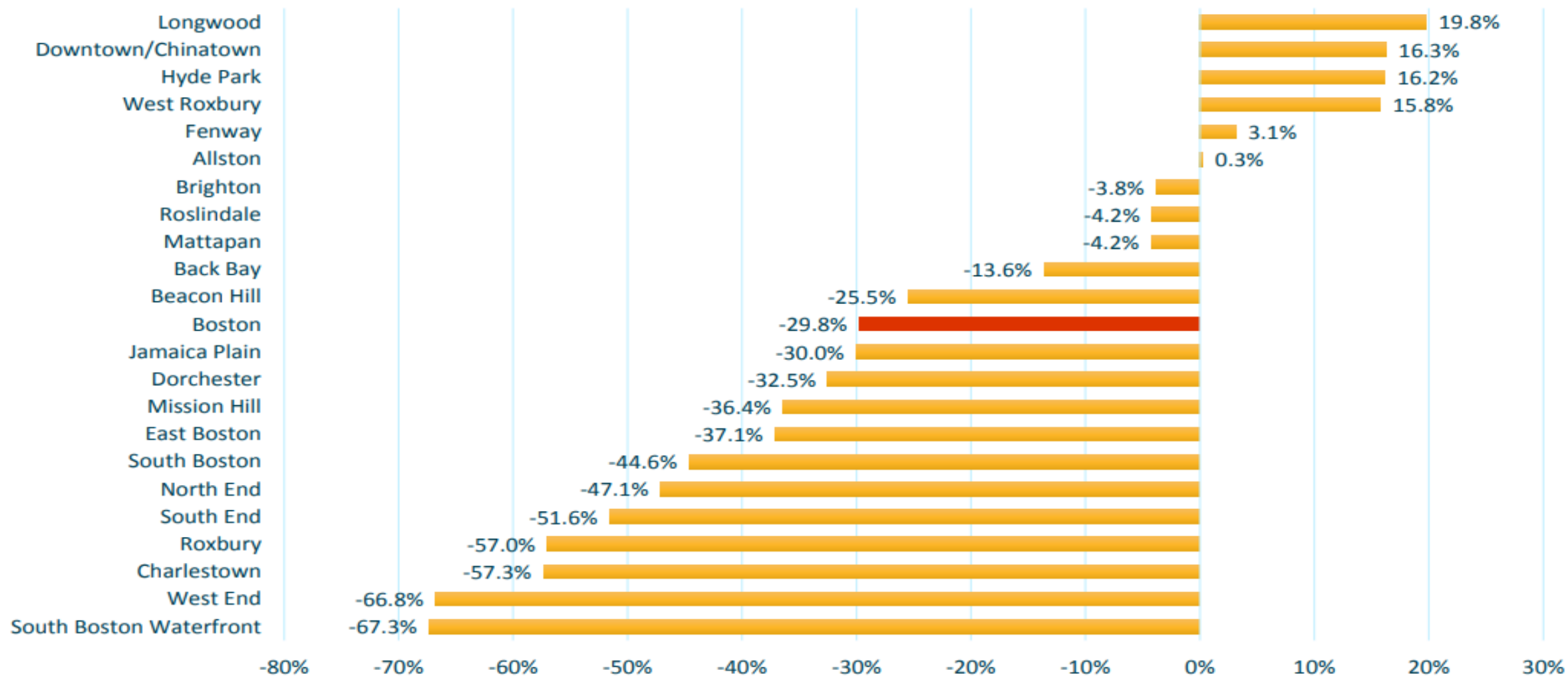


Roxbury

- The population declines from 100k in 1950 to 50k by the end of the 1960's.
- Less than 18% of Roxbury is owner occupied throughout the 1960's.



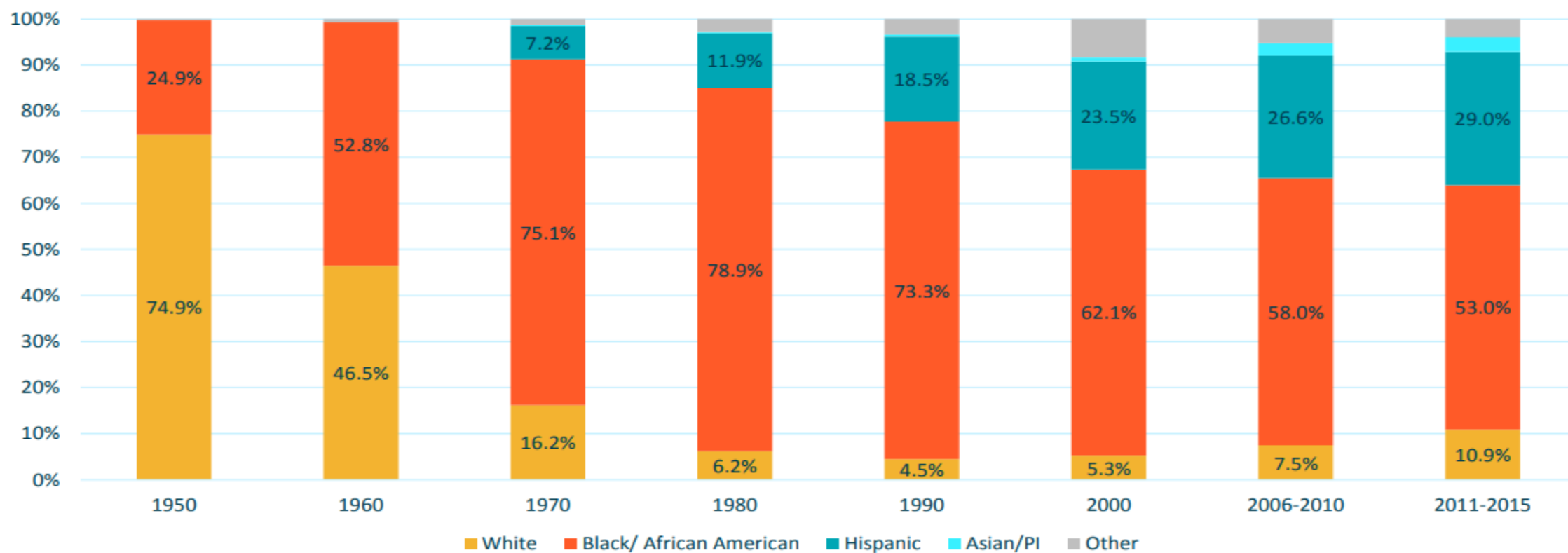
1950 to 1980 Percentage Changes in Population



Source: U.S. Census Bureau, 1950 & 1980 Decennial Censuses, BPDA Research Division Analysis

- Roxbury has maintained a substantial Black/African-American population throughout the time period.
- Roxbury's large population loss from 1950 to 1980 was largely due to a declining White population.
- Since 1980 Roxbury has grown, with a growing Hispanic population.

Roxbury's Population by Race/Ethnicity



1960-1963 Washington Park Urban Renewal Process

- January 14, 1963 – 1200 residents pack the Boston Tech High School and cheered the Washington Park Proposal.
- Murial and Otto Snowden established the Freedom House as a center for Urban Renewal advocacy.
- In December, the final plan was presented to the Mayor by more than 40 residents of Roxbury, who through their individual organizations helped put the plan together.



Community Groups

- Freedom House (HQ) Organized 27 Block Associations.
- CURE – Citizens for Urban Renewal.
- CURAC – Washington Park Community Urban Renewal Action Committee
- RCCR – Roxbury Clergy Committee on Renewal



Results of Community Engagement



Community Engagement

- Promote and protect the Middle Class of Roxbury with a desire for minimal Public Housing.
- Sought as much rehabilitation as possible but were supportive of clearance of dilapidated buildings.
- Neighborhood Steering Committee recommends as much as 60% displacement.



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Community Engagement

- New Shopping Center
- YMCA & Boys and Girls Club
- Refurbished Parks
- Federal mortgage insurance assistance and long term below market rate loans for new housing for the moderate income resident.
- New Schools, Homes, and City Services



1963

Washington Park Urban Renewal Plan is Approved



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Plan Goals

- Preserve the neighborhood through rehabilitation. (FHA Loans)
- Provide livable homes by eliminating substandard buildings.
- Provide sites for new and improved schools.
- Improve streets, utilities and public open spaces.
- Provide better community services.

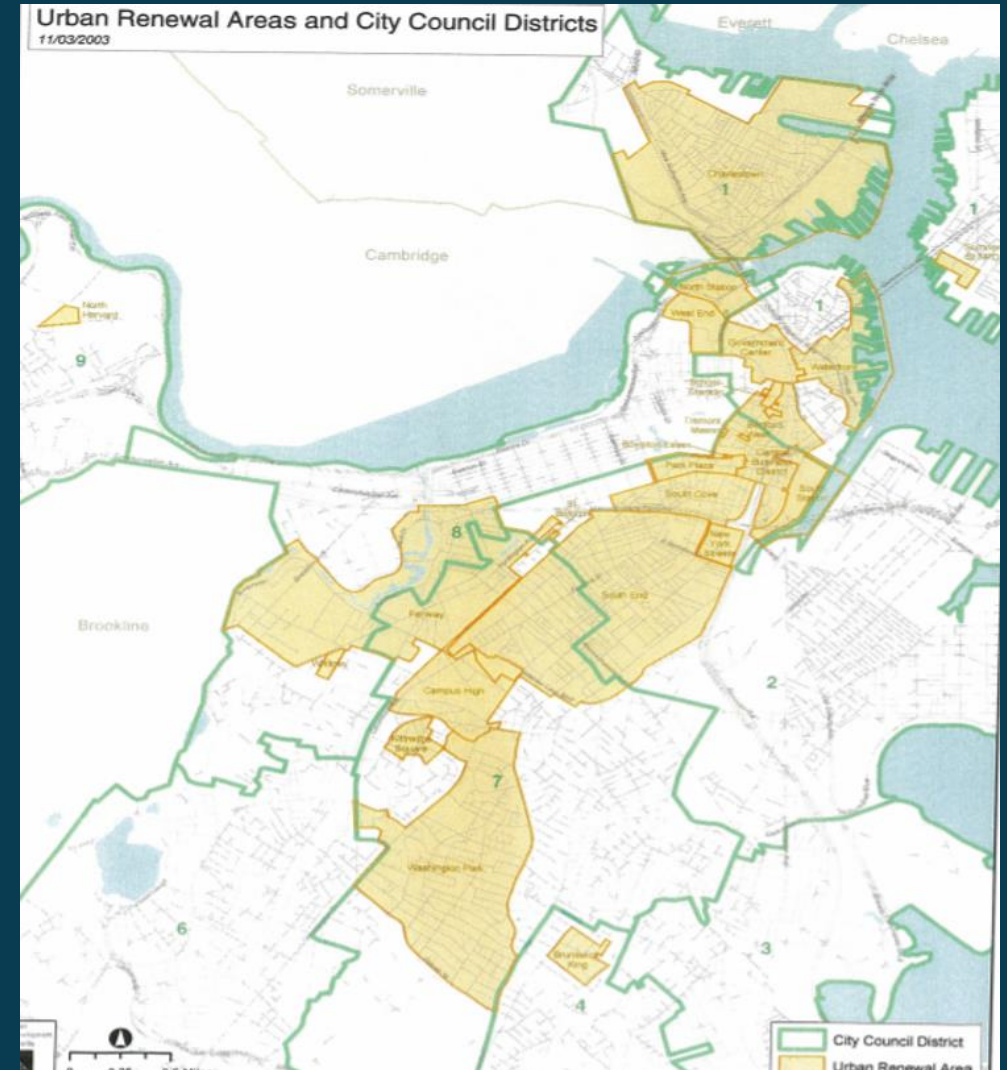


“Nobody would claim that all of this has happened without pain, without struggle, without conflict, without error, and without gaps.” – Muriel Snowden (1967)



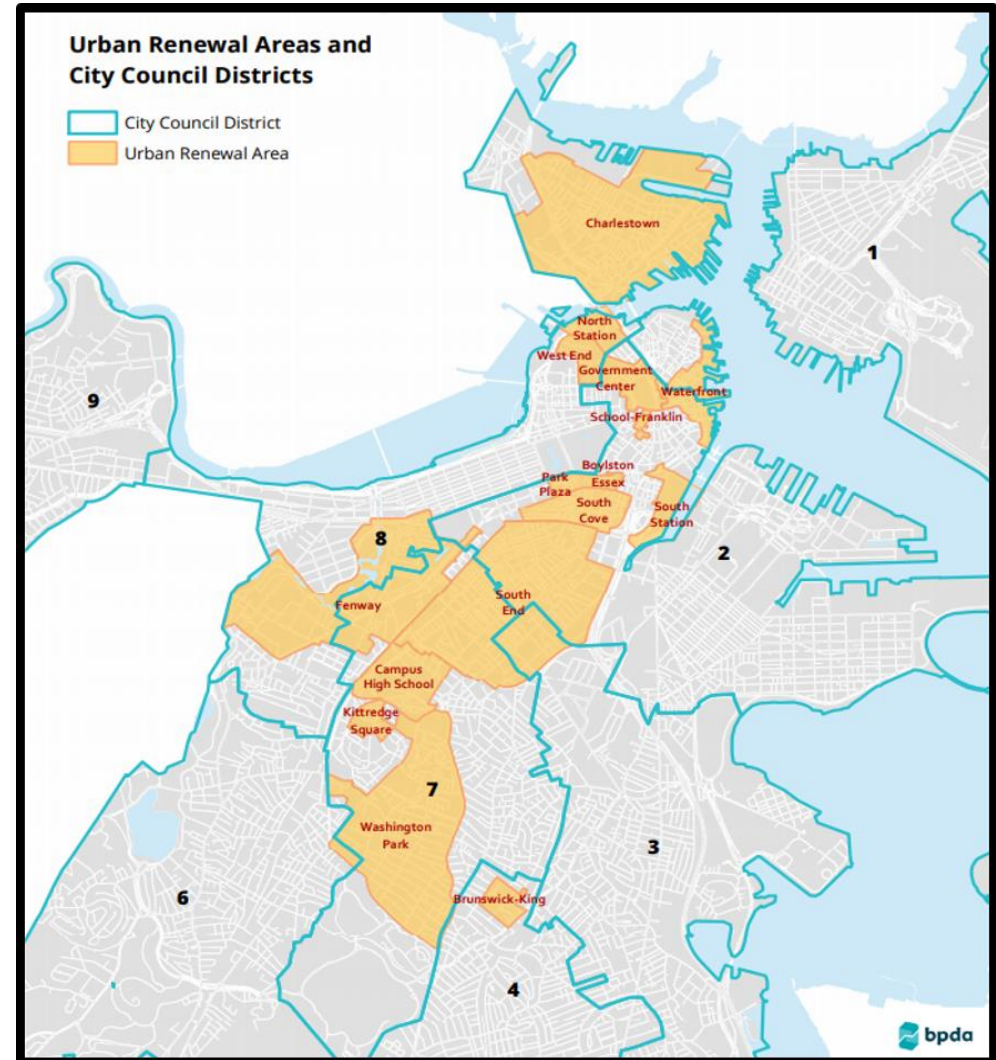
1980 - 1994

23 Urban Renewal Plans In Boston



1994 – 2015 : Urban Renewal Plan Areas 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)



2016

Urban Renewal Extension for 14 Of 16 Plans until 2022



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2020

How Is Urban Renewal Used Today?



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South Cove Parcel P-12C

January : A BPDA owned Urban Renewal Parcel was used to develop an all affordable building with space for a potential Chinatown Public Library.



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.



2020

Do other Cities Still Use Urban Renewal?



Worcester: Polar Park

- Location: Downtown Worcester Urban Revitalization Area vacant industrial and manufacturing buildings
- 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

Highlights:

1. 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
2. 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

Left: Project Site before Development. Source: WBZ-TV. Right: Rendering of Polar Park. Source: Beyer Blinder Belle.

NYC: Melrose Commons Residence

- 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
- Highlights:
 1. Melrose Commons addresses the homeless crisis in NYC by providing a permanent foundation for rehabilitation and reintegration into the community

Melrose Commons.
Source: New York
Housing Conference.

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



03

BPDA: Urban Renewal Action Plan



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CITY OF BOSTON
IN THE YEAR TWO THOUSAND SIXTEEN

AN ORDER REGARDING THE
PROMOTION OF COMMUNITY DEVELOPMENT
IN THE CITY OF BOSTON

- WHEREAS** The City of Boston has worked tirelessly to promote the sound growth and development of the neighborhoods and provide places for Boston's residents to live, work, and recreate; and
- WHEREAS** The results of this activity have been the creation of new homes and businesses, as well as new parks, schools, and other public facilities, leading to Boston's reputation as one of the world's most vibrant and livable cities; and
- WHEREAS** While much progress has been made, there are many vacant and underutilized parcels; and
- WHEREAS** The City's urban renewal program has effectuated great change in the City's central business district and neighborhoods, creating new opportunities for many of Boston's residents, and the urban renewal program is the appropriate method for redeveloping vacant and underutilized parcels; and
- WHEREAS** The City of Boston maintains sixteen (16) active urban renewal plans originally approved by the Boston Redevelopment Authority ("BRA"), the Boston City Council, and the Mayor of Boston between 1957 and 1980; and
- WHEREAS** Federal funding for urban renewal was eliminated in the early 1970s, leaving little public funding to complete the goals and objectives of the plans; and
- WHEREAS** New England suffered a number of economic downturns in the intervening time, including the 1970s, 1980s, 1990s, and 2000s; and
- WHEREAS** Despite the best efforts of the City of Boston and the BRA, several of the plans' renewal actions, design objectives, and other purposes remain incomplete; and
- WHEREAS** By their provisions, the plans and the powers conferred and programs set forth will terminate in 2016 unless so extended; and

WHEREAS The BRA seeks a 6 year extension for fourteen (14) of the active urban renewal plans that are set to expire on April 30, 2016; and

WHEREAS Each plan includes within its provisions the ability to modify said termination date and extend said 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, nay 5 (Jackson, Preney, Zakim)
Approved by the Mayor March 28, 2016.

Attest:

Maureen Tenney
City Clerk

BPDA Website: Urban Renewal



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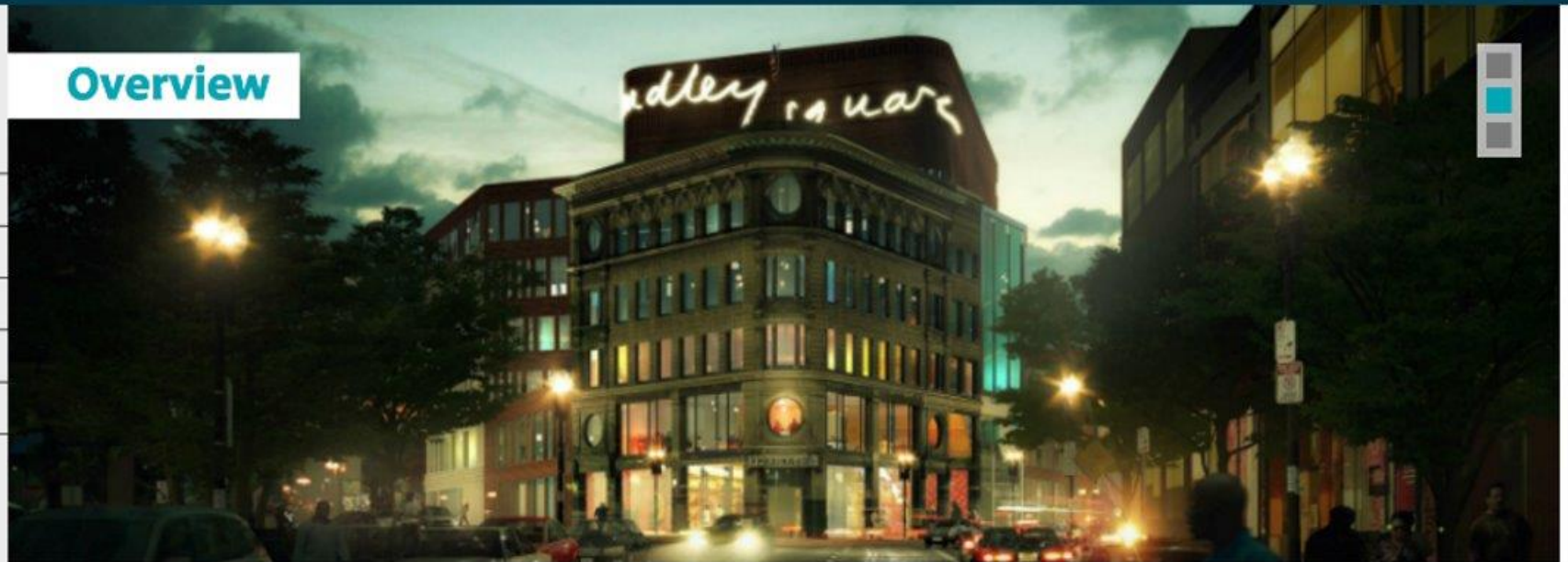
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Urban Renewal

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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

Urban Renewal Document Center



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Urban Renewal

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

Urban Renewal Areas

| Urban Renewal Area | Urban Renewal Plan Modification Lists | Notification Letters | Urban Renewal Area Map* |
|----------------------------------|---------------------------------------|----------------------|-------------------------|
| Brunswick King | 09/22/2016 | 10/14/2014 | PDF |
| Campus High School | 11/02/2018 | 05/14/2018 | PDF |
| CBD-Bedford West | 11/24/2015 | 10/16/2006 | N/A |
| CBD-Boylston Essex | 09/22/2016 | N/A | PDF |
| CBD-School Franklin | 09/22/2016 | N/A | PDF |
| CBD-South Station | 09/22/2016 | 08/08/2006 | PDF |
| Charlestown | 11/02/2018 | 05/15/2017 | PDF |
| Downtown Waterfront-Faneuil Hall | 09/22/2016 | 03/03/2006 | PDF |
| Fenway | 11/02/2018 | 07/13/2018 | PDF |
| Government Center | 08/03/2018 | 06/11/2018 | PDF |
| Kittredge Square | 09/22/2016 | 05/26/2006 | PDF |

Calendar for Community Meetings



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Pier 4, Pier 5, and Pump House Public Meeting

Oct 22, 2019

6:00 PM - 8:00 PM

Contact Name:

Morgan McDaniel

Type:

Public Meeting

Contact Email Address:

Morgan.E.McDaniel@Boston.gov

Location:

300 1st Avenue
Conference Center B
Charlestown, MA 02129

Contact Phone:

617.918.6250



Description:

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

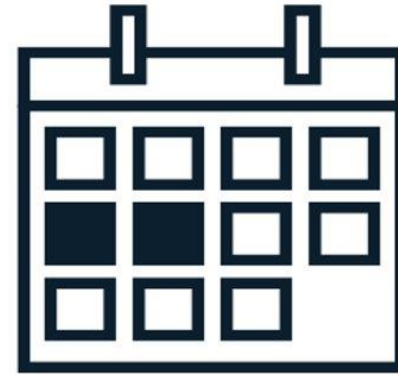
Related

Neighborhoods

Charlestown

Updated Records Management System

The BPDA recently uploaded Urban Renewal Records to Box, a cloud content management and file sharing service.

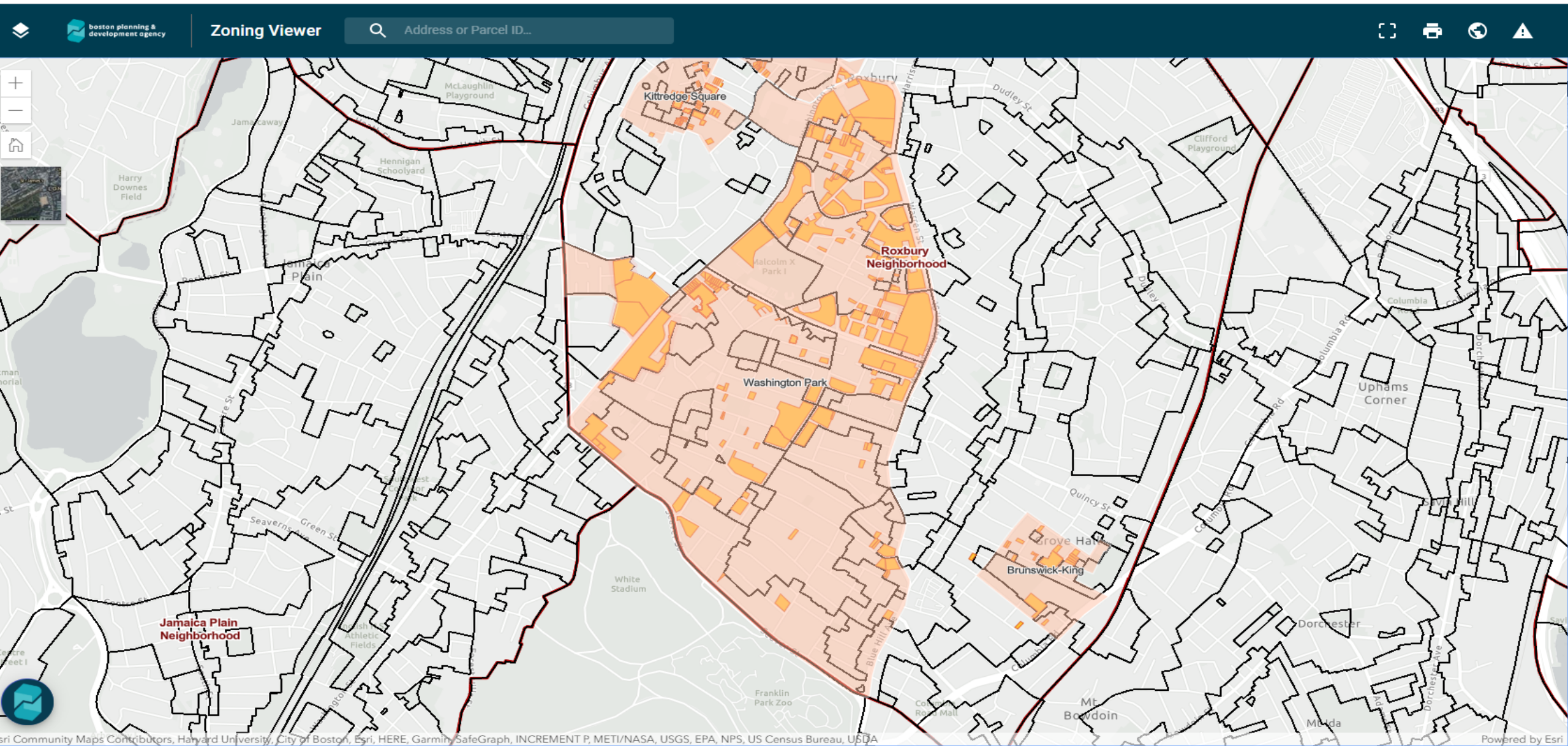


Interested in sharpening your Box skills?

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

Additional sessions will be available in the coming months.

Urban Renewal on the Zoning Viewer



New Procedures

Minor Modification 30 Day Notice to
DHCD & City Council.

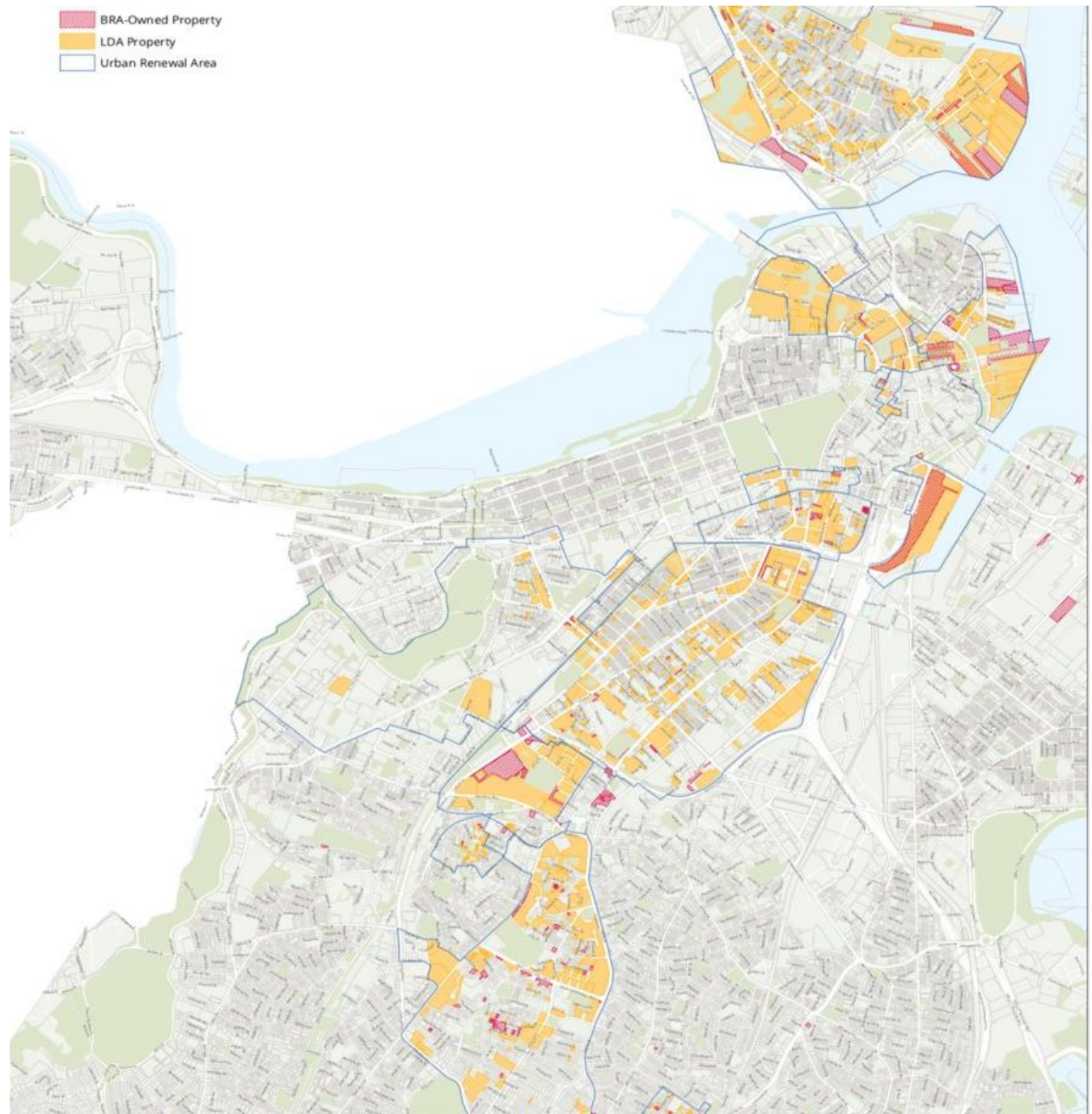


Community Process

- Exploration of New Urban Renewal Areas



Completion of LDA & BPDA Owned Property Inventory



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.



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

HOME ABOUT ARCHIVES CONTACT NEWSLETTER CALENDAR "SUBMIT A POST" Q

Health & Environment Neighborhood Life

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

By Matt Condit - Wed, Sep. 14, 2016 13 4

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.

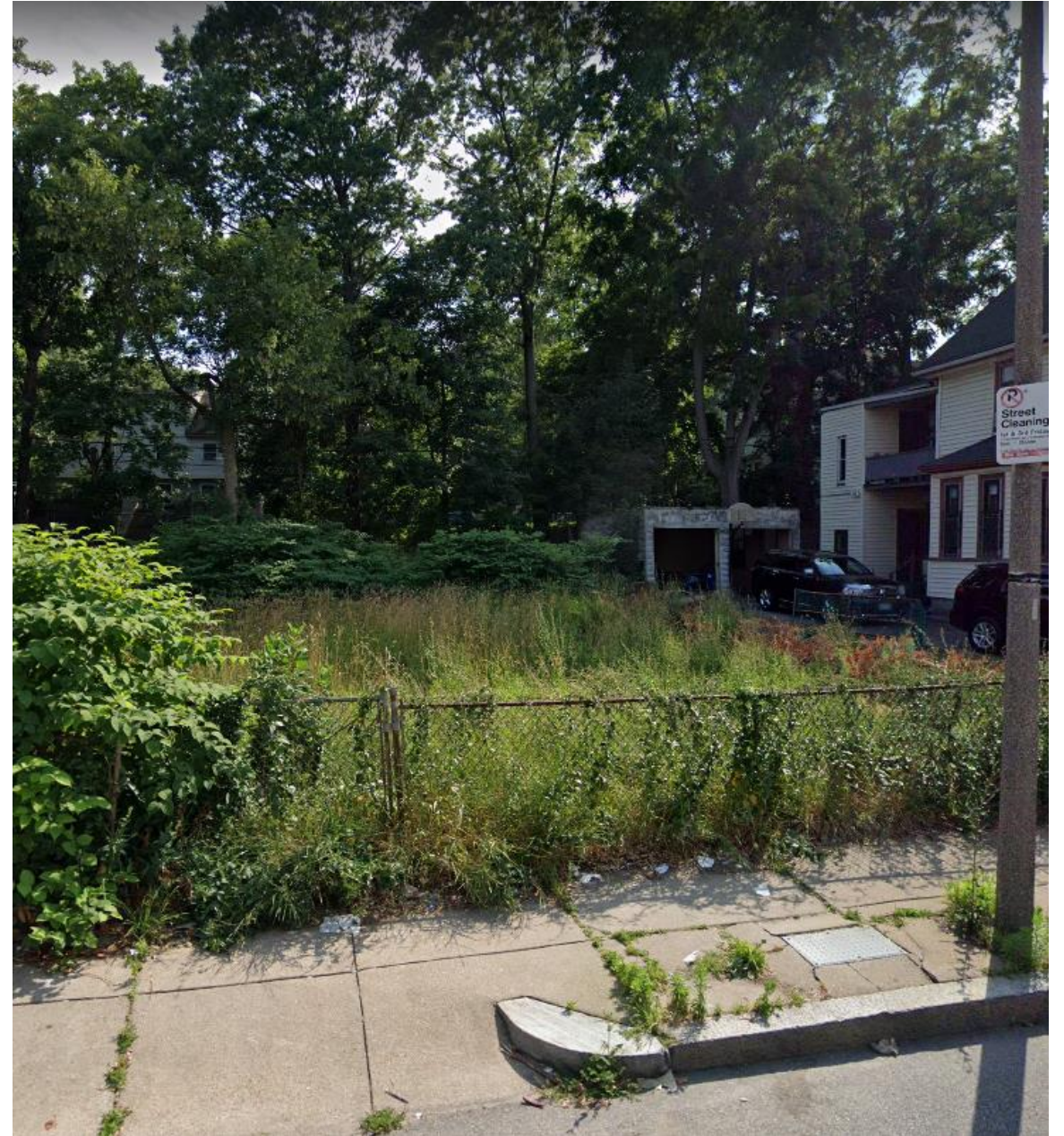
For its part, the Boston Redevelopment Authority confirmed that restrictions on the property, designated under urban renewal, must be used for a nursing home and the BRA does not intend to relax those restrictions.

Armed with signs, residents packed the Boston City Council chamber for the hearing on the fate of the North End Nursing Home.

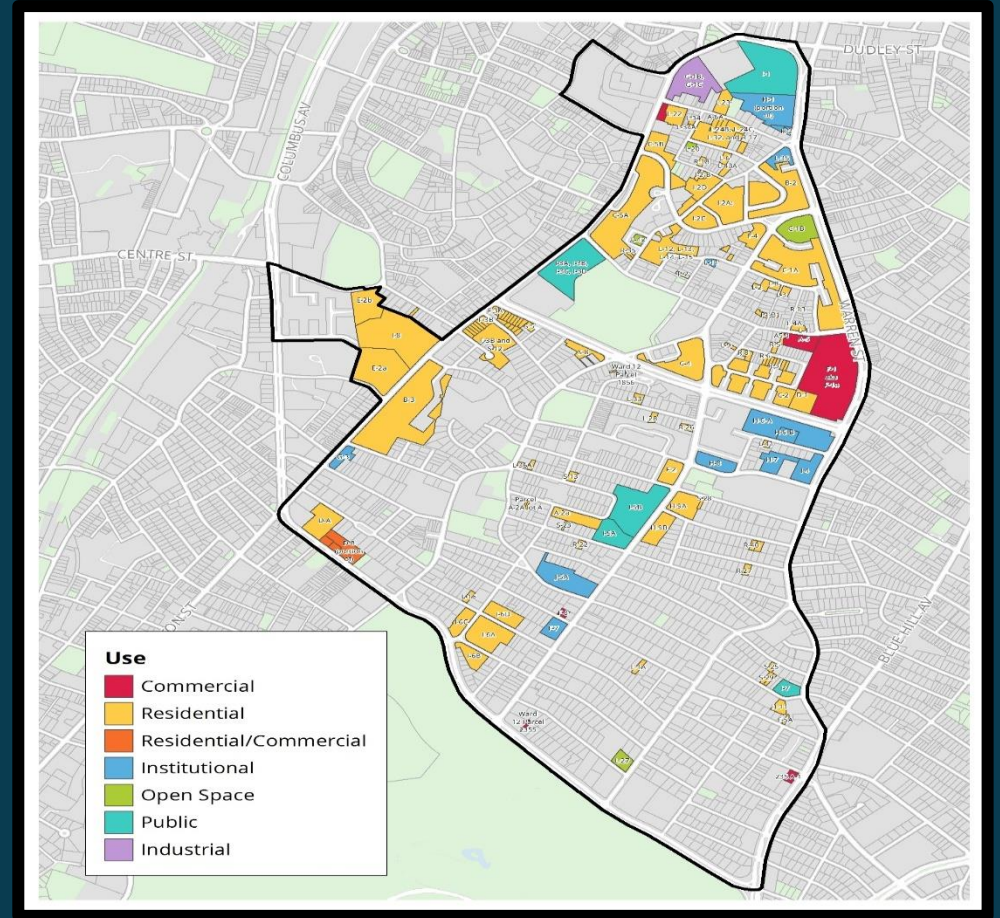
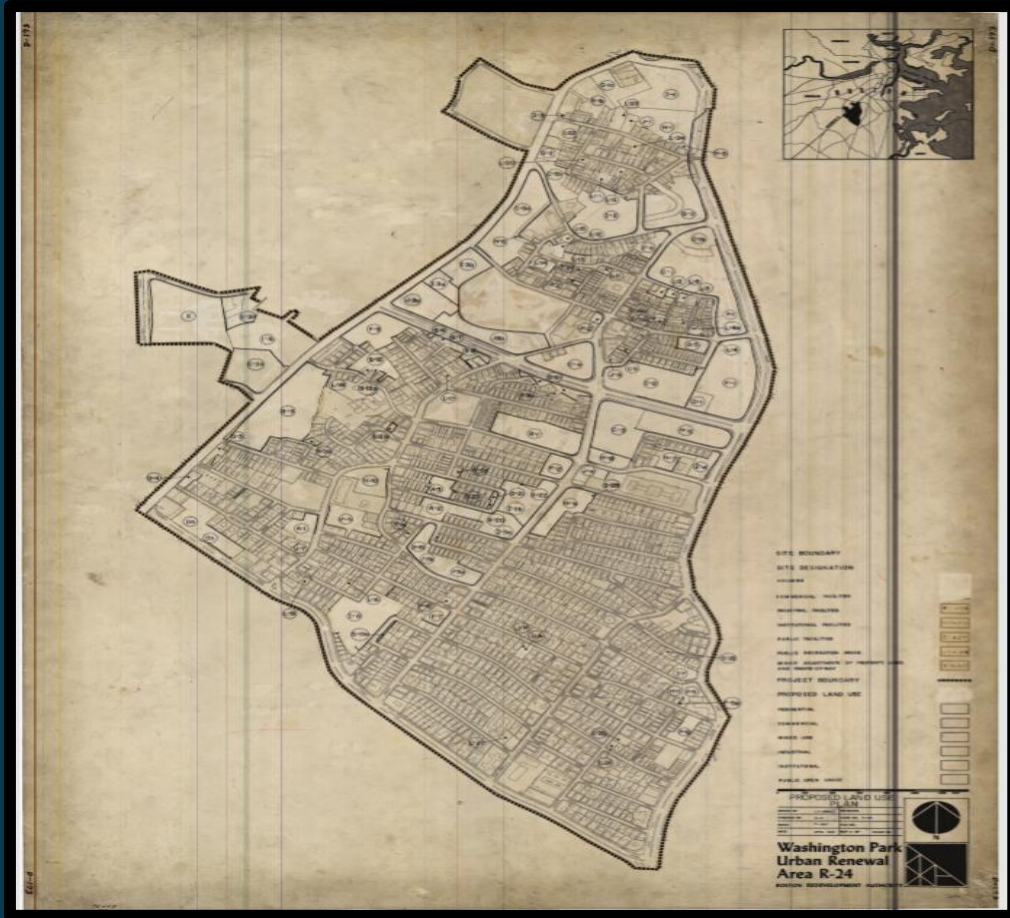
LDA in Washington Park

8 Howland Street

This Land Disposition Agreement only allows for Open Space and Parking.



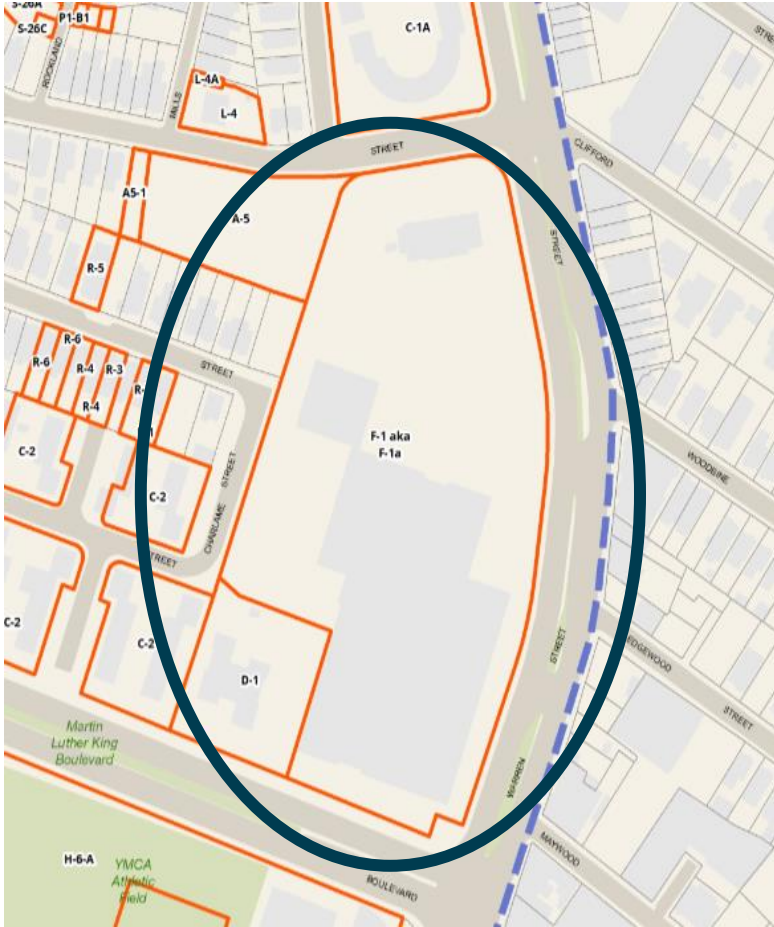
Washington Park



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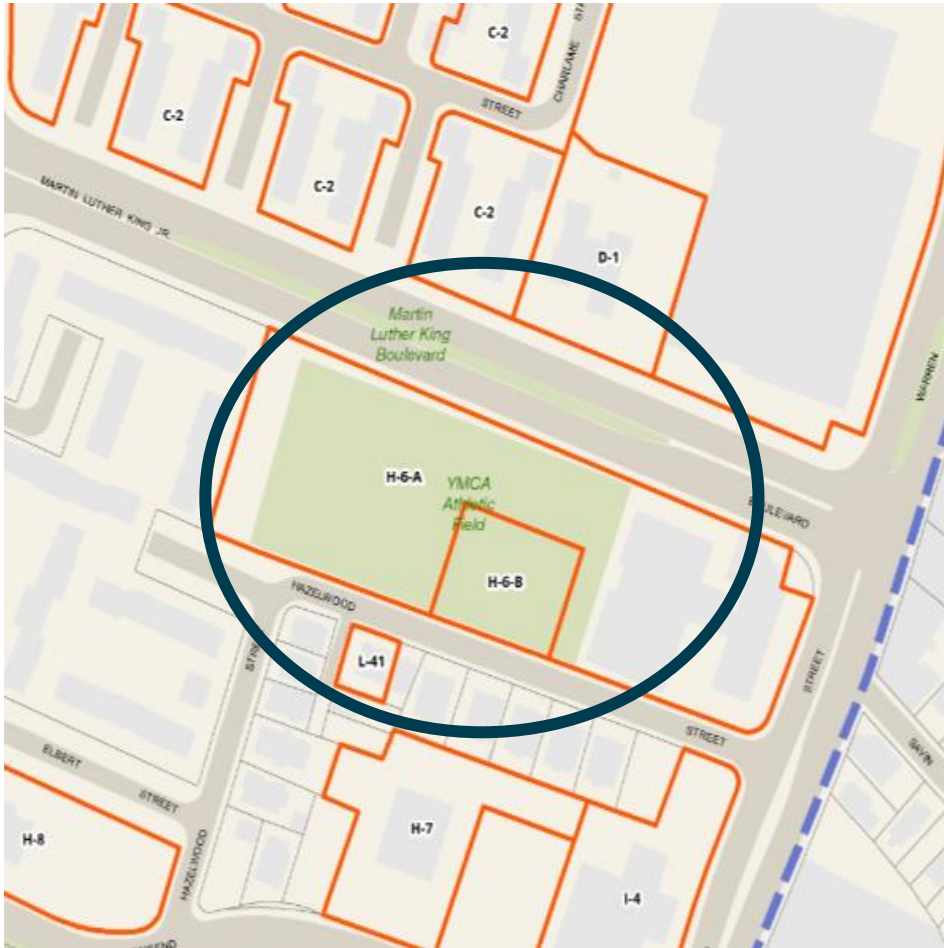
Parcel F-1

Washington Park Mall



Parcels H-6A and H-6B

YMCA Warren/Hazelwood



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Parcels I-5A and I-5B

Trotter School + Playground



Parcels I-4 and H-7

Bridge Boston Charter School



Parcels I-3A, I-3B, I-3C and I-3D Malcolm X Park I



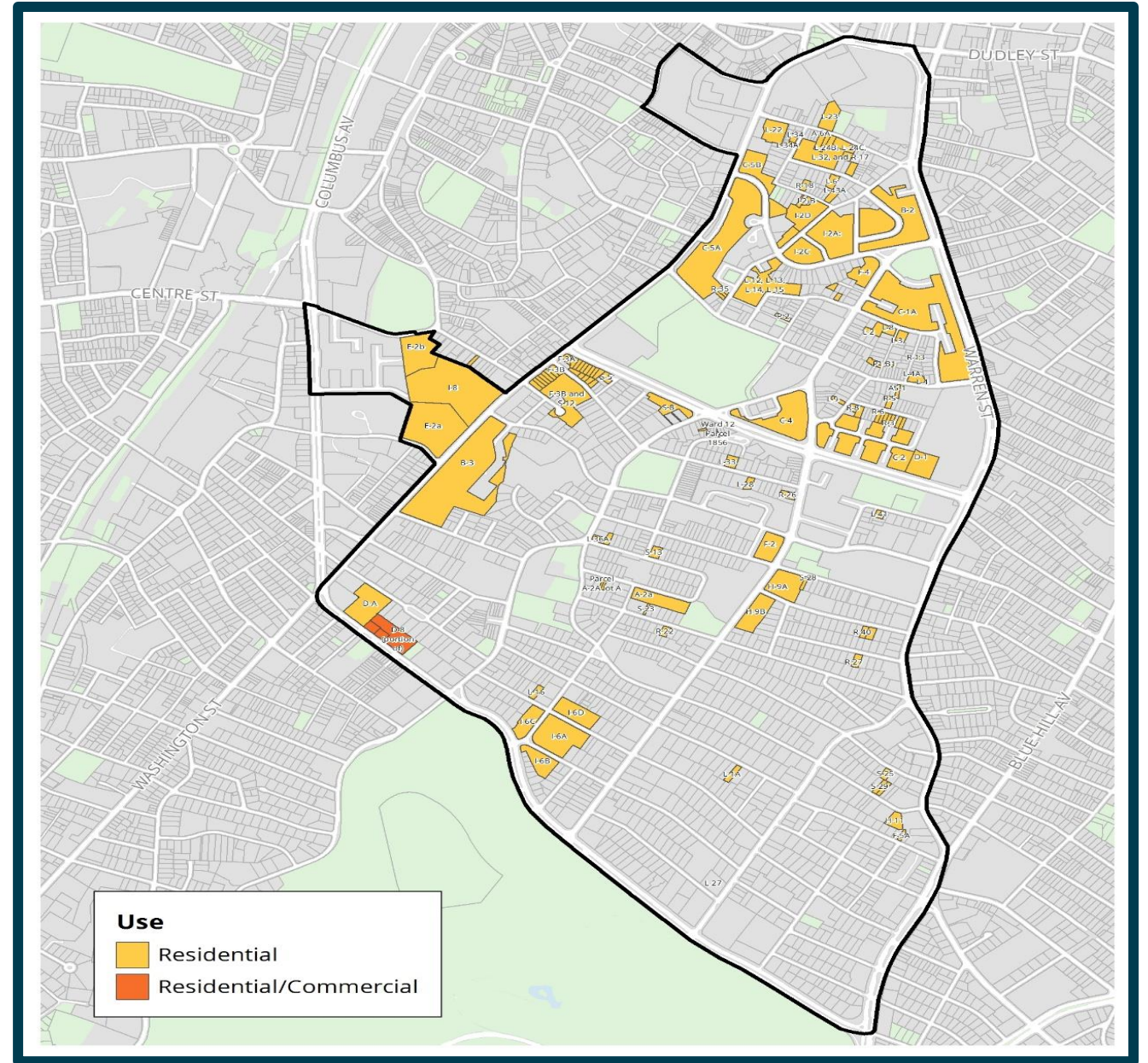
Parcel C-1B

Warren Gardens Open Space



Washington Park Urban Renewal Area:

Residential



Parcel F-2

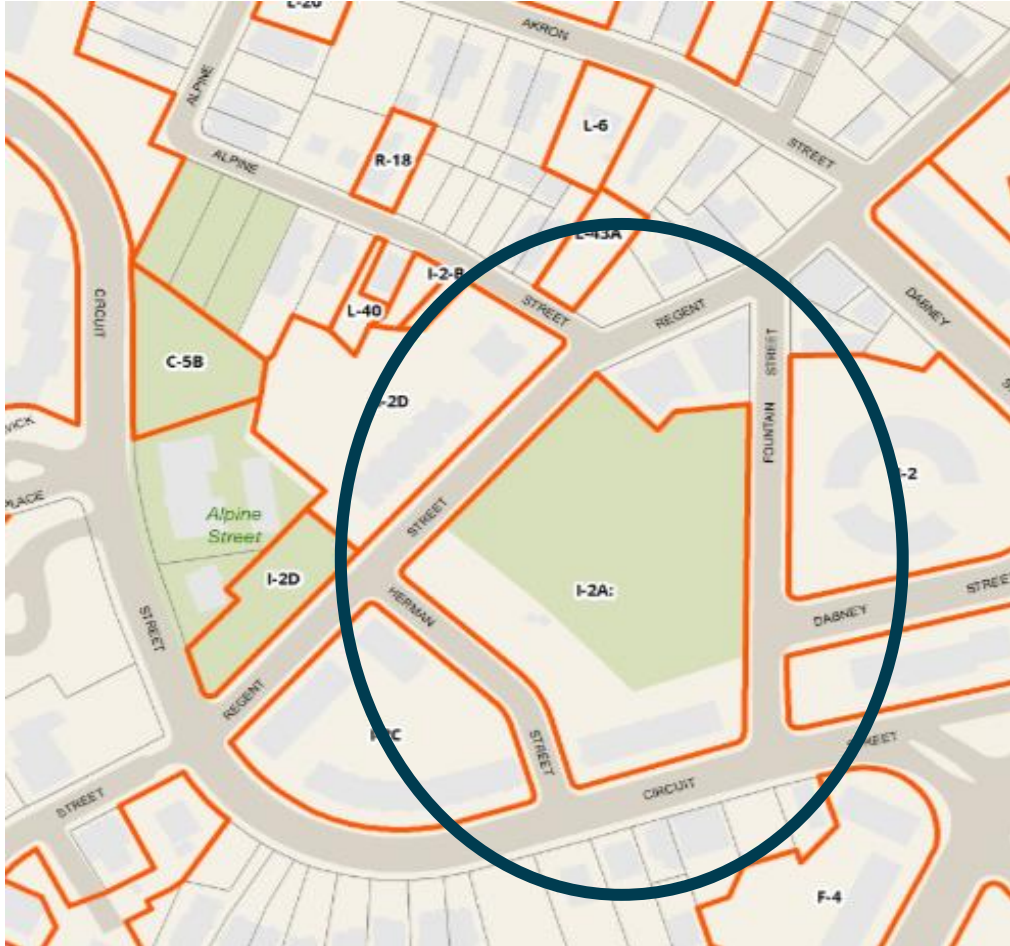
Marksdale Garden Coop



Parcels C1-A, B-2 and F-4 Warren Gardens Housing



Parcels I-2A , I-2C and I-2D Fountain Hill Square Condominium



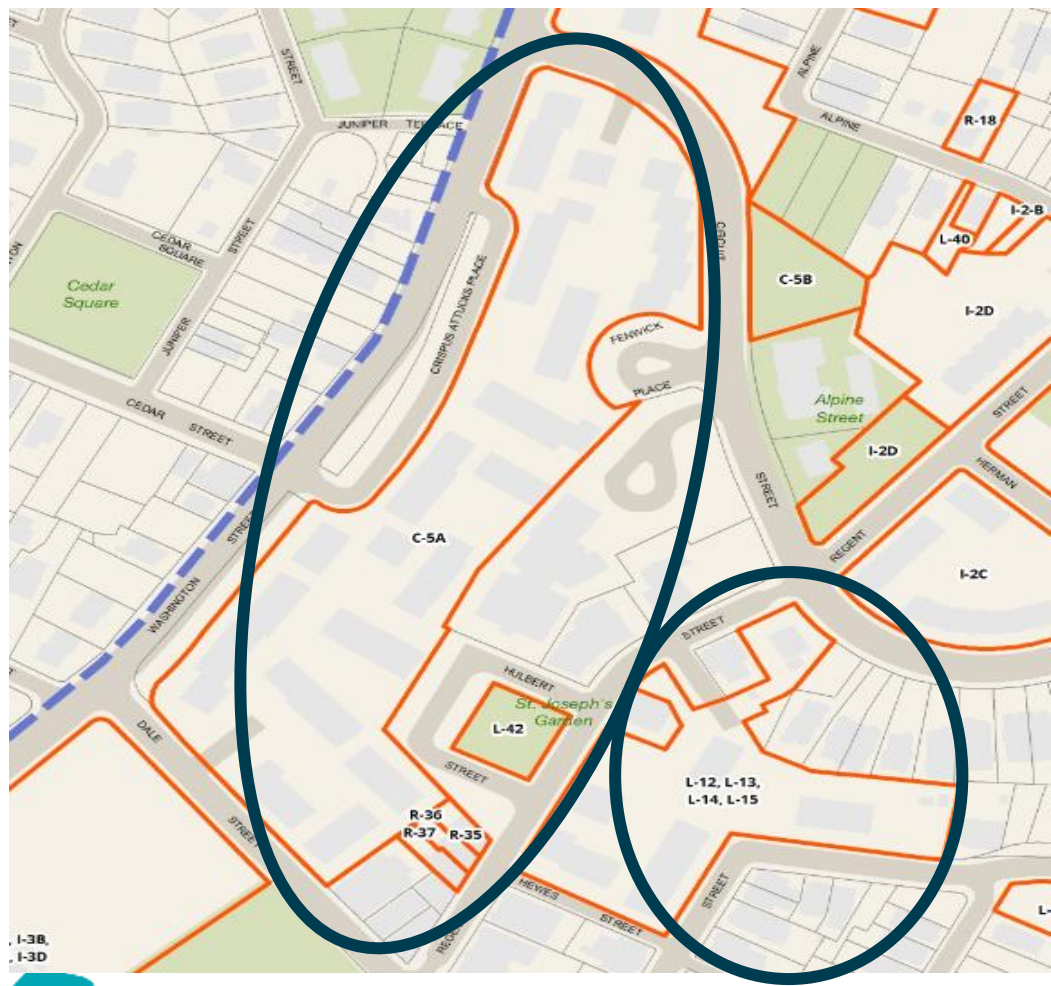
Parcel C-2

Charlame Park Homes (Coop)



Parcels C-5A, C-5B, L-12, L-13, L-14 and L-15

St. Joseph's Community, Inc.



Parcels B-3, E-2a and E-2b

The Academy Homes



BRA Restricted Affordable Housing

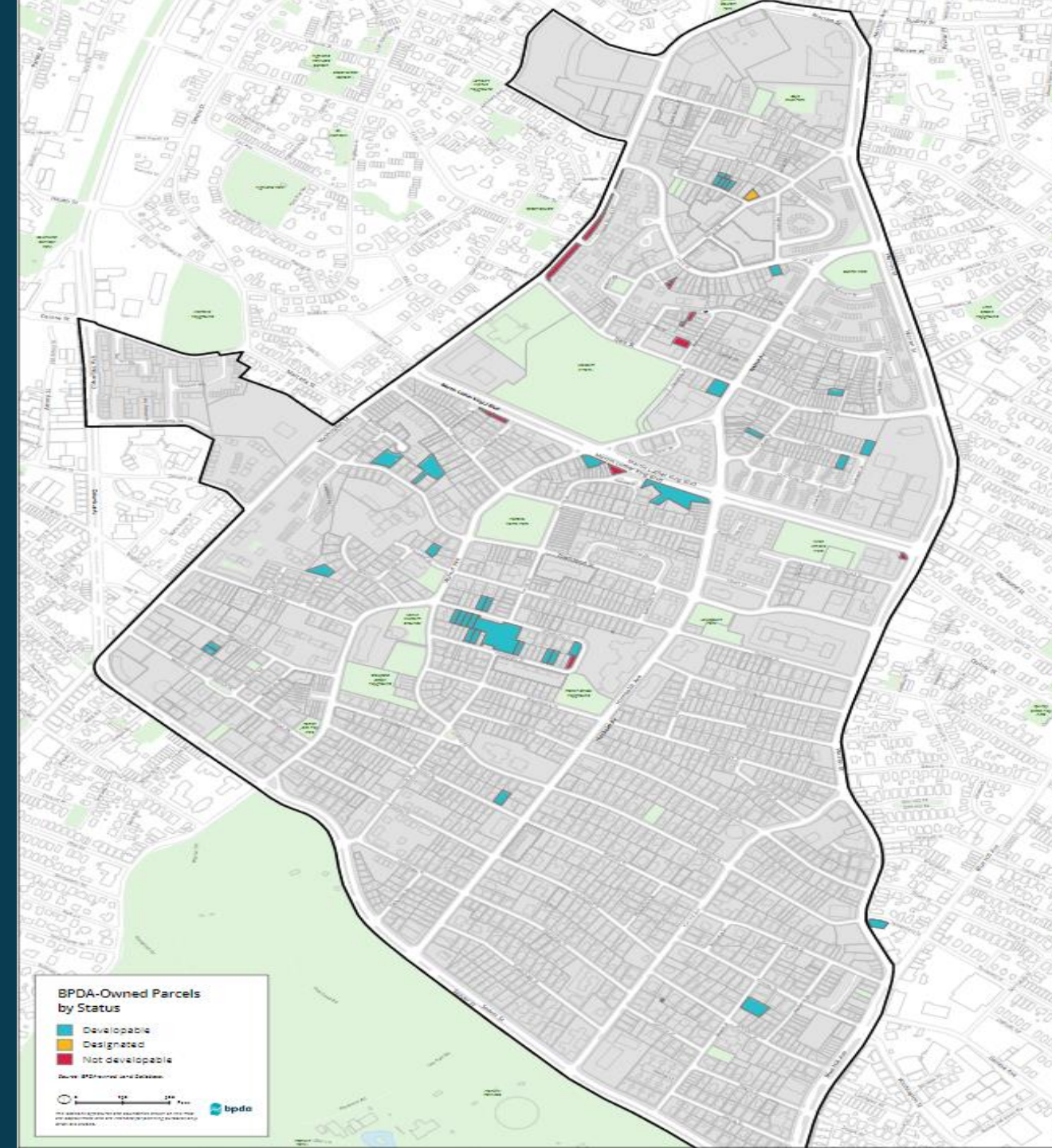
| Project Name | Affordable Units |
|---|---|
| Windale – Washington Commons (Parcels F-3A, F-3B and S-12) | 11 Low-Moderate Income (80% AMI) Townhouses/Condo Units 17 Middle-Income (110% AMI) Townhouses/Condo Units Term: 30 + 20 Years |
| Fountain Hill (Parcels I-2A, I-2C) | 18 Affordable (80% AMI) Condo Unit Term: 30 + 20 Years |
| Infill | <u>20 Rockland Street</u> 3 Affordable (80% AMI) Condo Units <u>24 Rockland Street</u> 4 Affordable Units, DND Restriction <u>25 Dale Street</u> 4 Affordable (80% AMI) Condo Units <u>15 Kensington Street and 165-169 MLK Blvd</u> 13 Affordable Units, DND Restriction Term: 30 + 20 Years |

BRA Restricted Affordable Housing

| Project Name | Affordable Units |
|---|---|
| St. James Estates (Parcel L-22) | 8 Moderate-Income (80% AMI) Condo Units Term: 30 + 20 Years |
| 85 Munroe Street (Parcel L-33) | <u>4 Affordable Condo Units</u> 1 Moderate-Income (80% AMI) Condo Unit 1 Upper-Moderate Income (90% AMI) Condo Unit 1 Middle-Income (100% AMI) Condo Unit 1 Lower-Middle Income (110% AMI) Condo Unit Term: 30 + 20 Years |
| Garrison Trotter II (Parcels A-2C, J-5b-1, L-54, L-55 and J-5b-2) | <u>Homeownership</u> 5 Low-Income (80% AMI) Homeownership Units (3BRs) 5 Moderate-Income (100% AMI) Homeownership Units (3BRs) Term: 30 + 20 Years <u>Rental</u> 1 Low-Income (80% AMI) Rental Unit 1 Moderate-Income (100% AMI) Rental Unit Term: 30 + 20 Years |

05

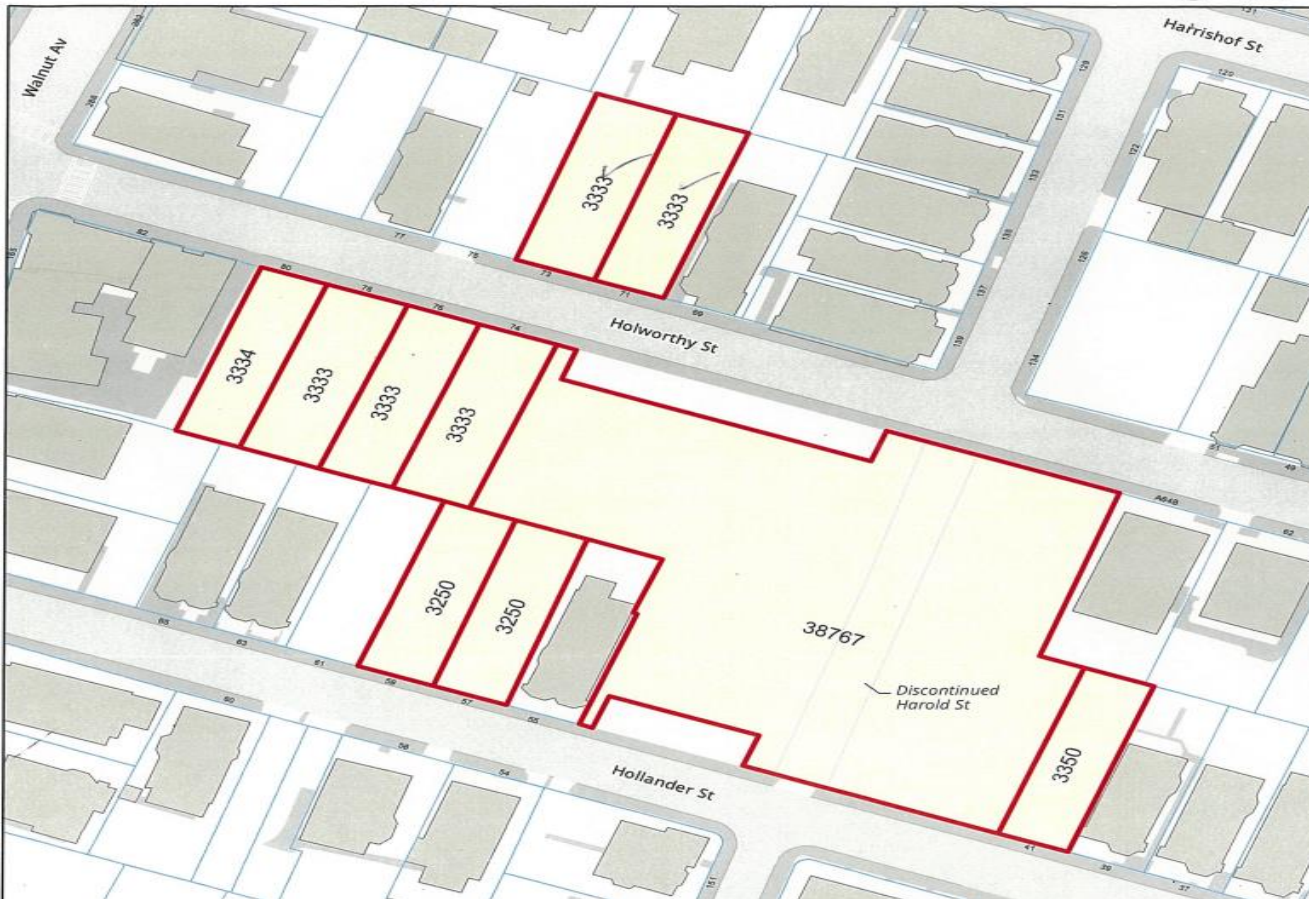
BPDA Owned Parcels



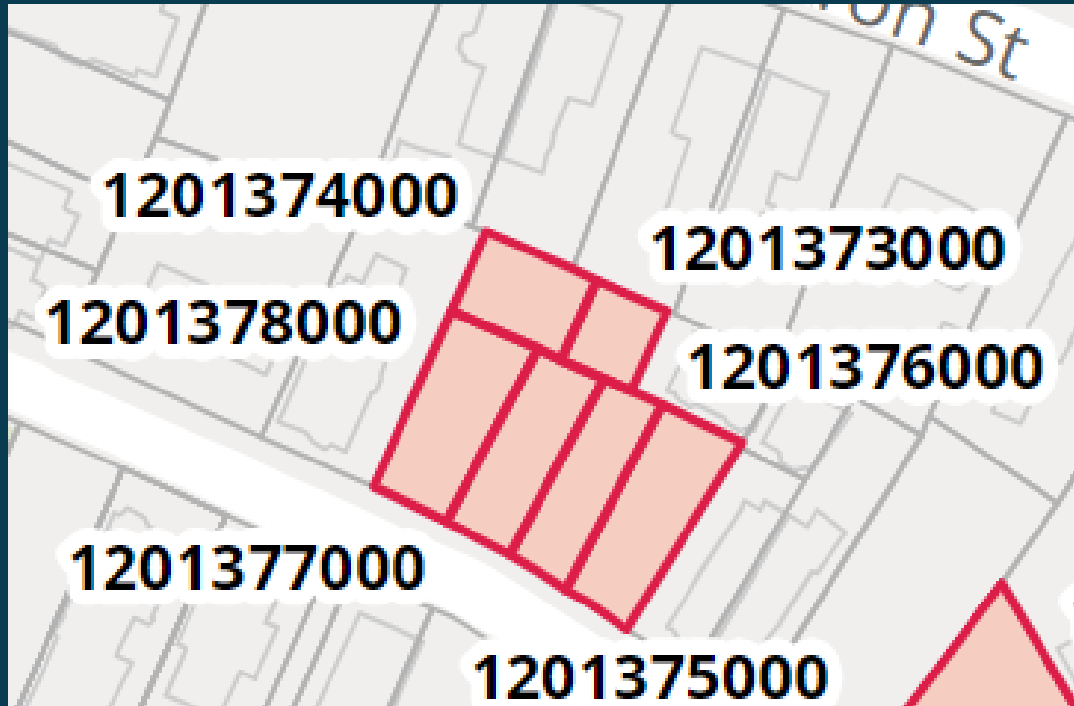
Holworthy & Hollander Streets

Holworthy/Hollander Site

Total Square Feet = 71,898 sq.ft.

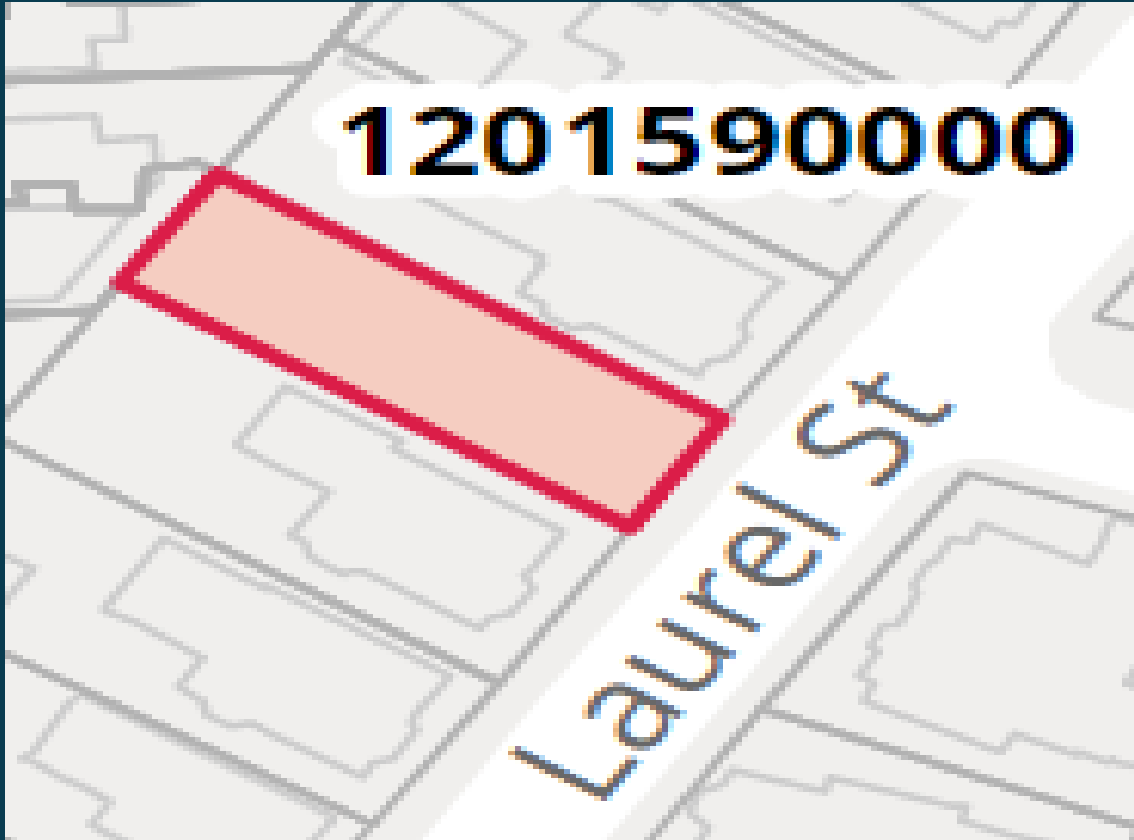


Alpine St. Parcel L-21

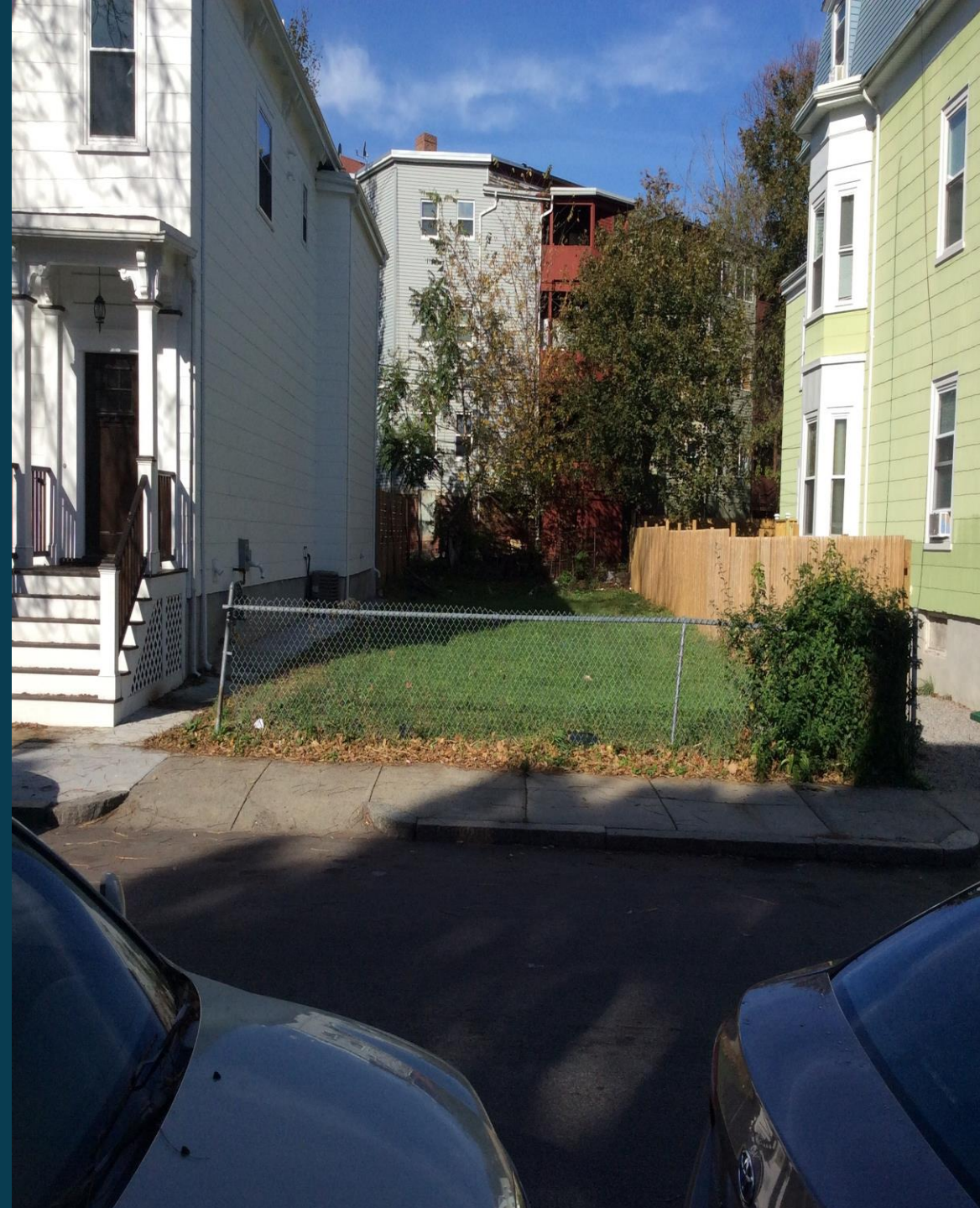


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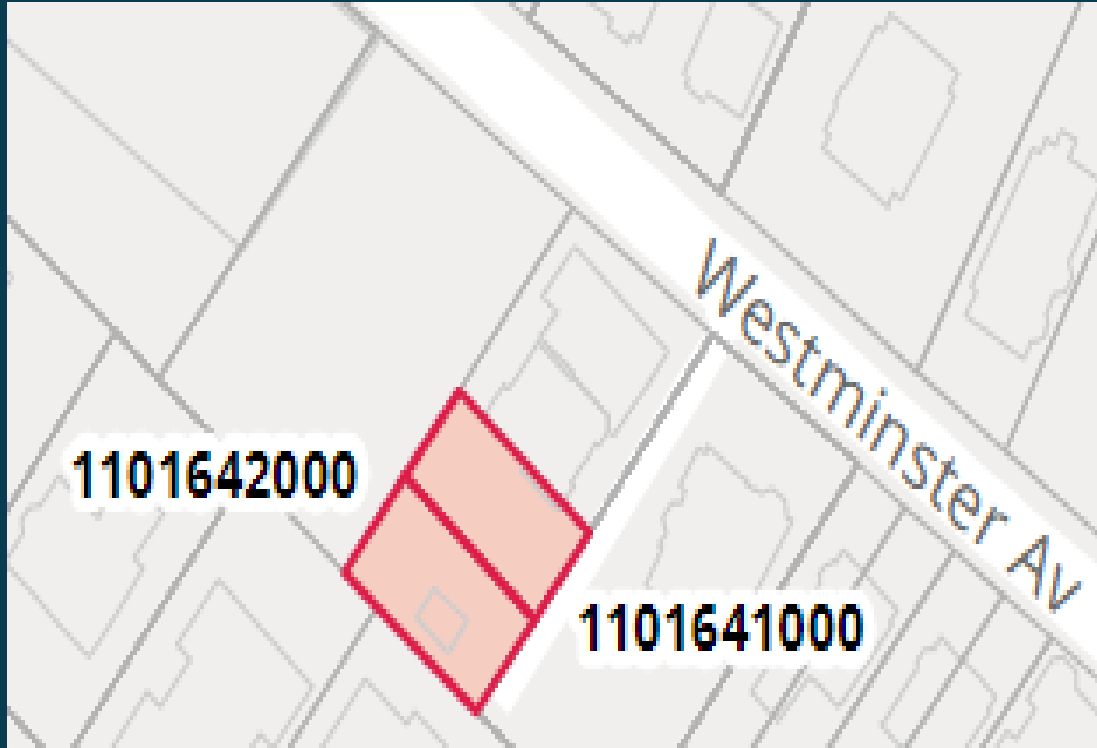
19 Laurel St.



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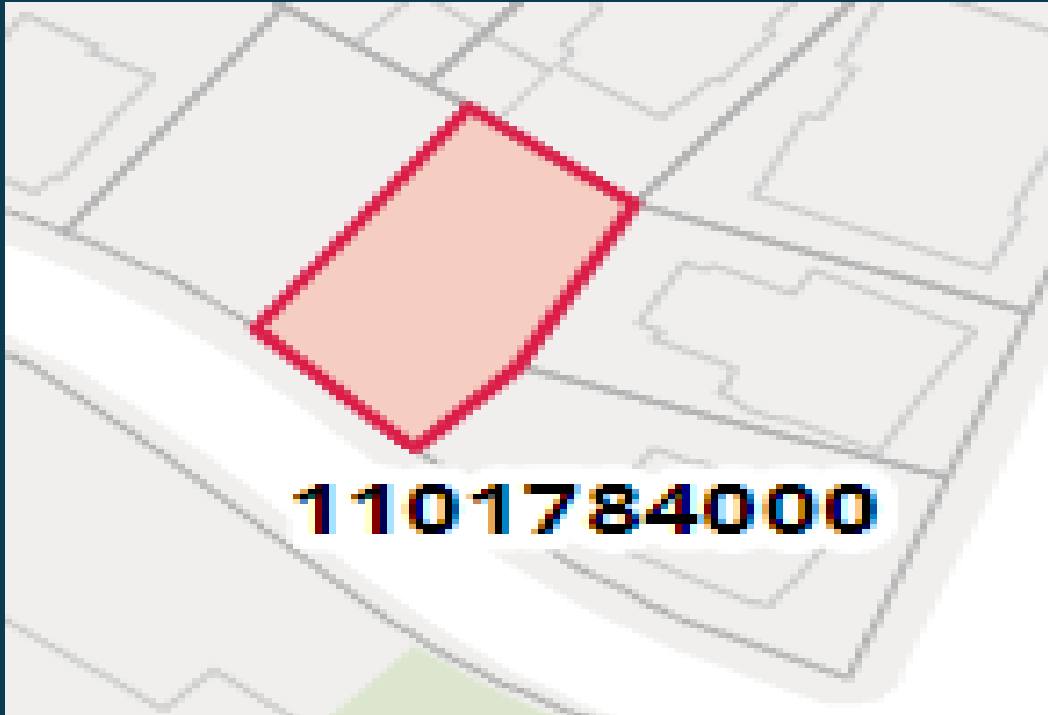
7-9 Westminister Ave



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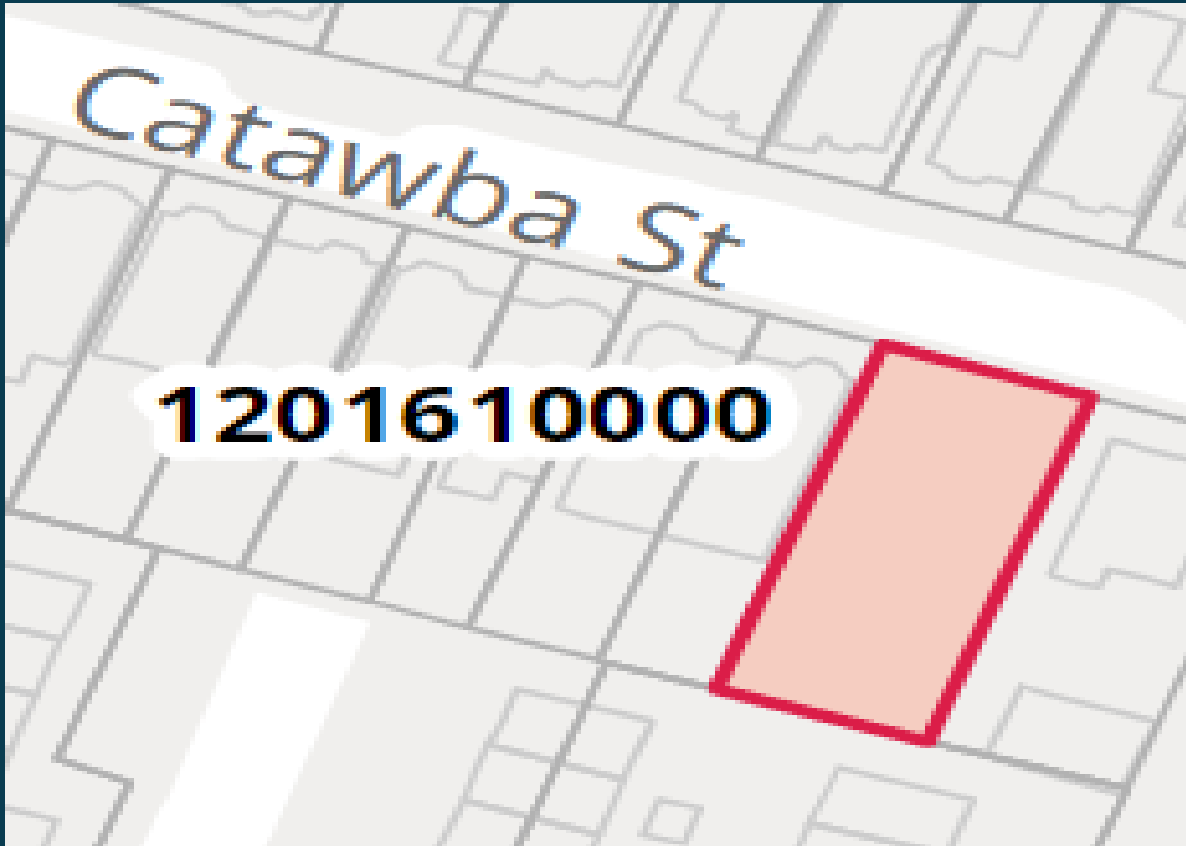
157 Harrishof St. Parcel L-29



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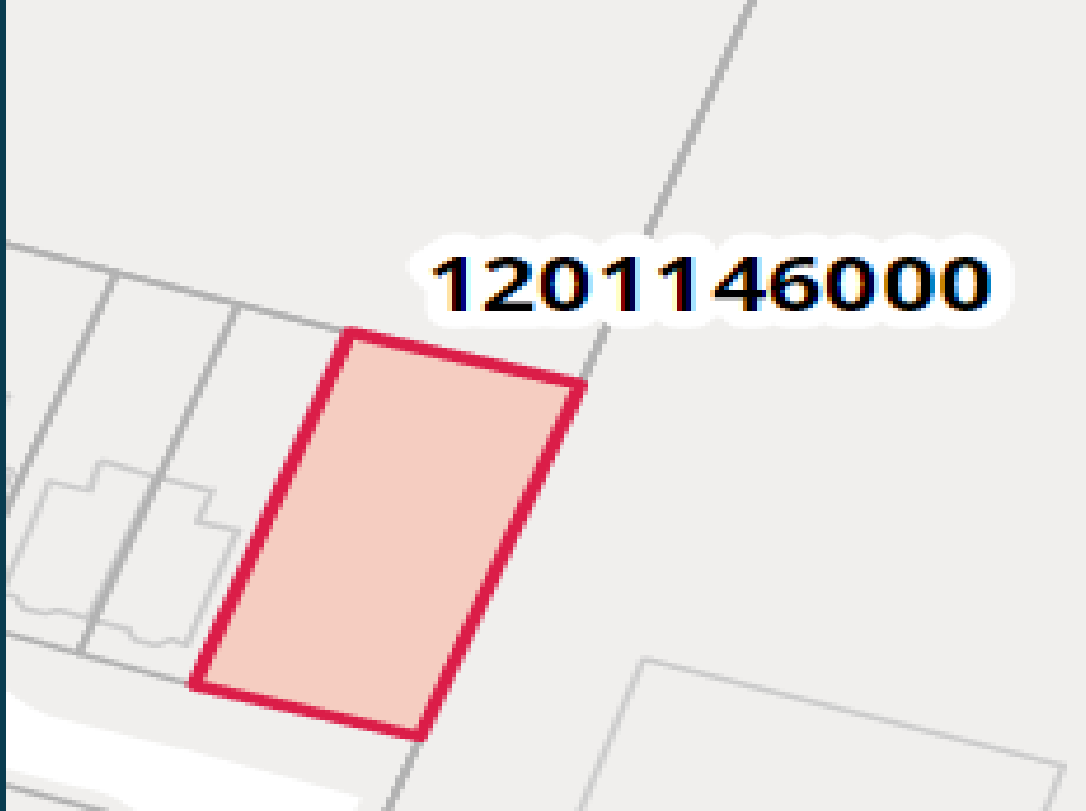
14 Catawba St.



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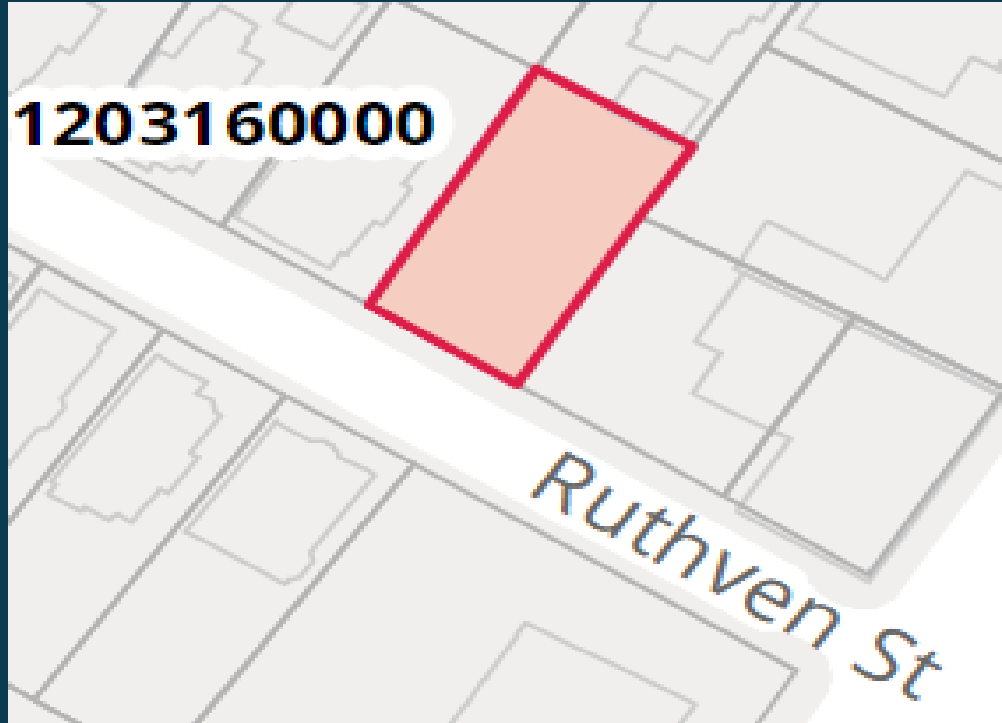
Catawba St.



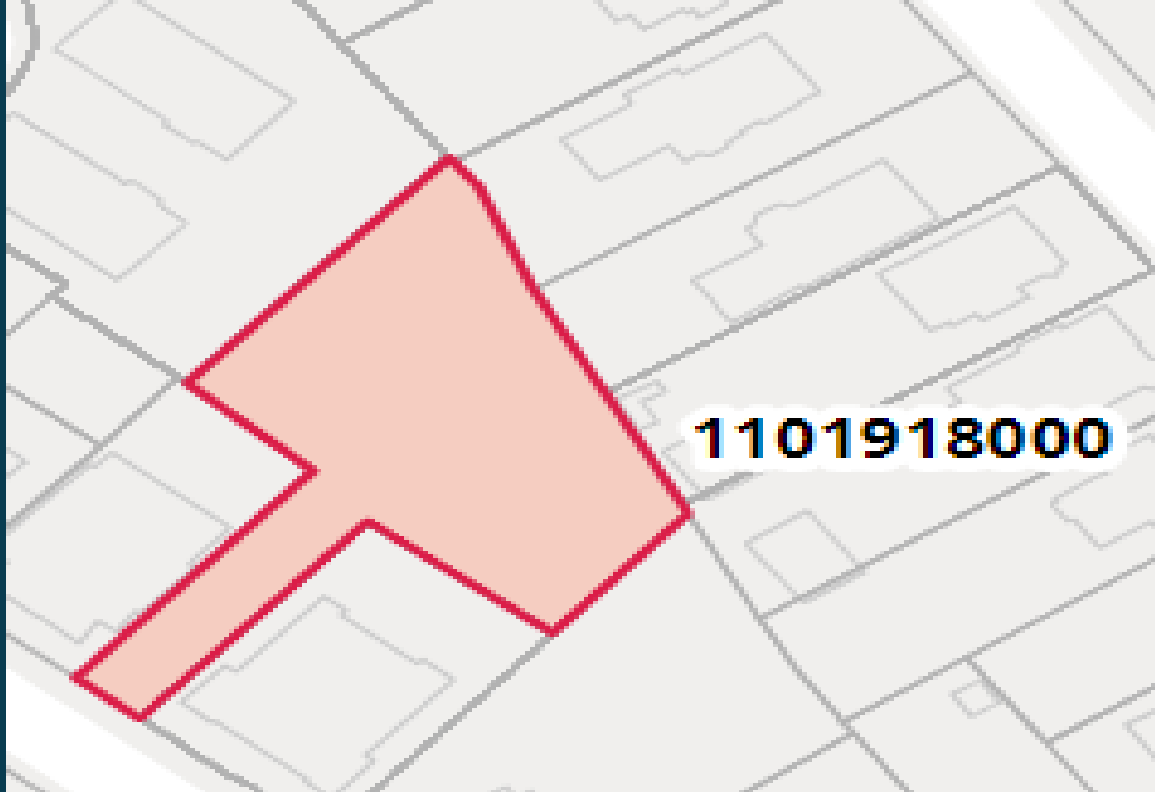
boston planning &
development agency



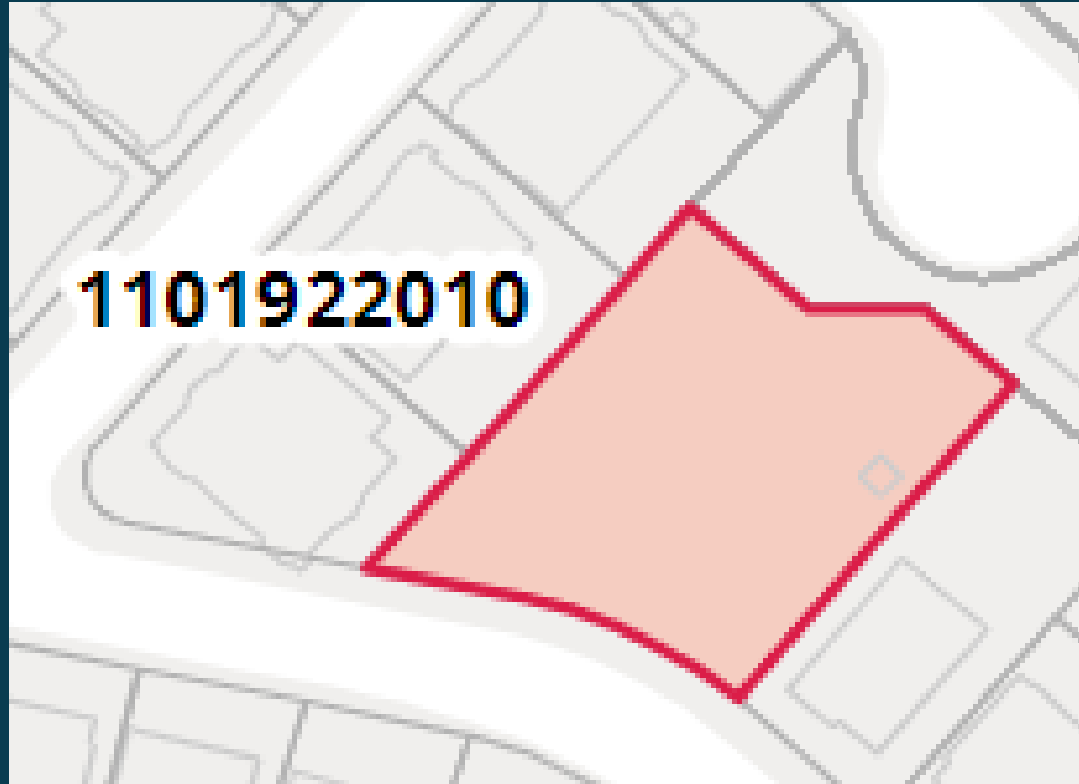
100 Ruthven St. Parcel F-8



48 Townsend St.

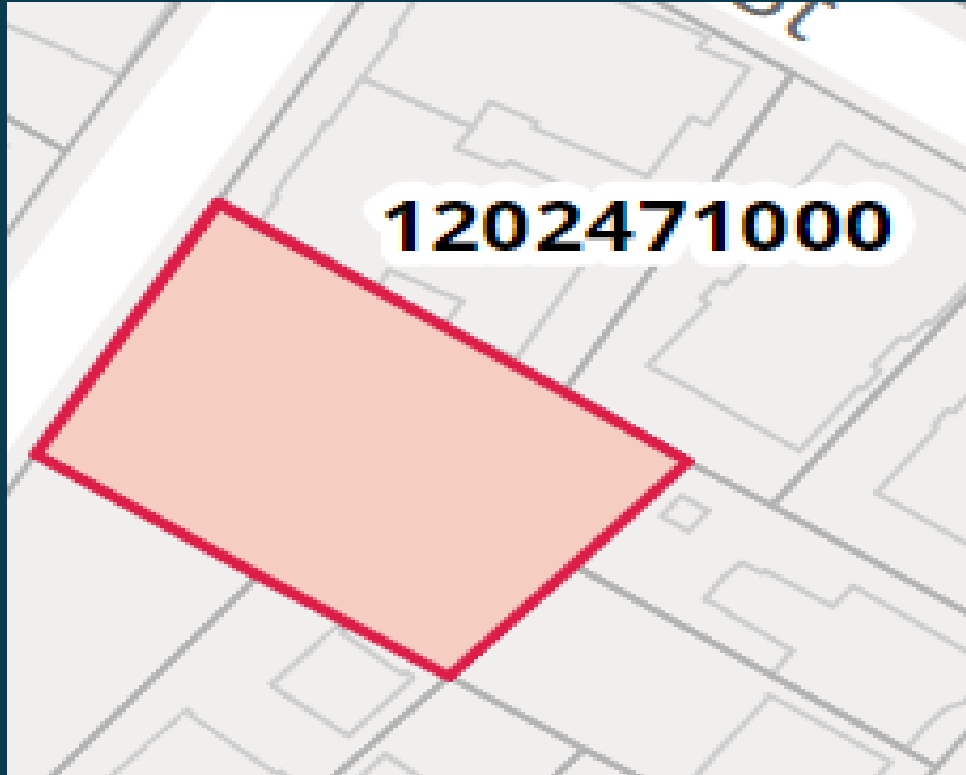


20 Townsend St.

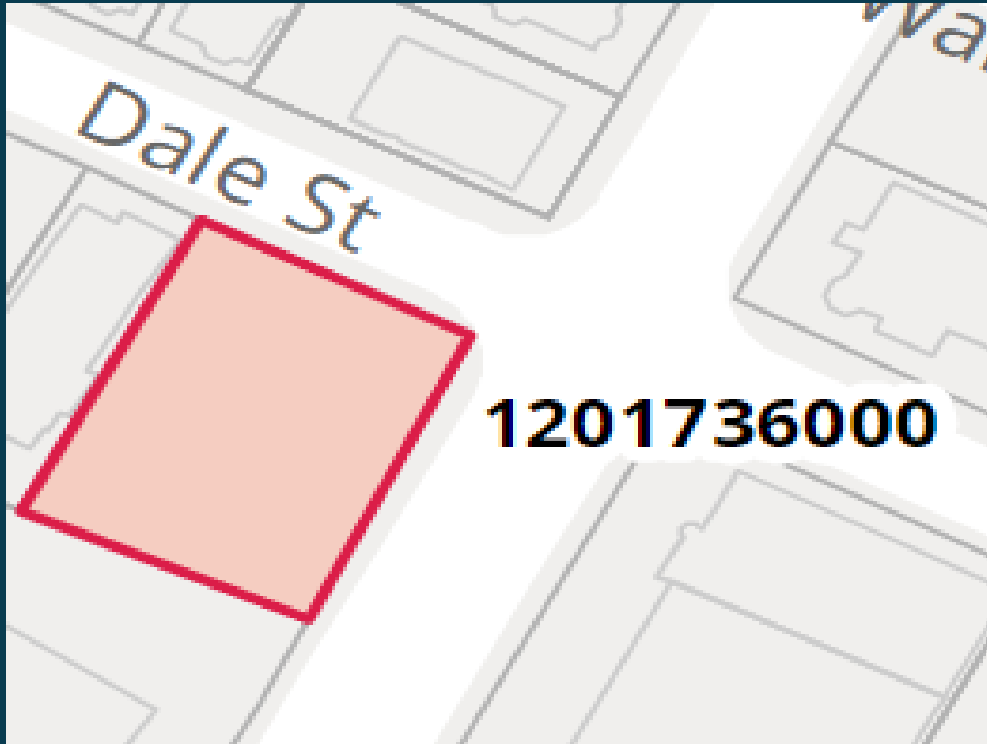


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44 Maple St. L-25



Dale St. Parcel J-2



06

Why Do We Need Urban Renewal?



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Urban Renewal Tools

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

Title clearance creates a new record of ownership and allows for future development of a site where it may not normally be possible. Land titles in Boston go back over hundreds of years and records and boundaries have been lost over time. Financial Institutions won't finance without 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. Having your zoning in place helps in funding and grant applications.

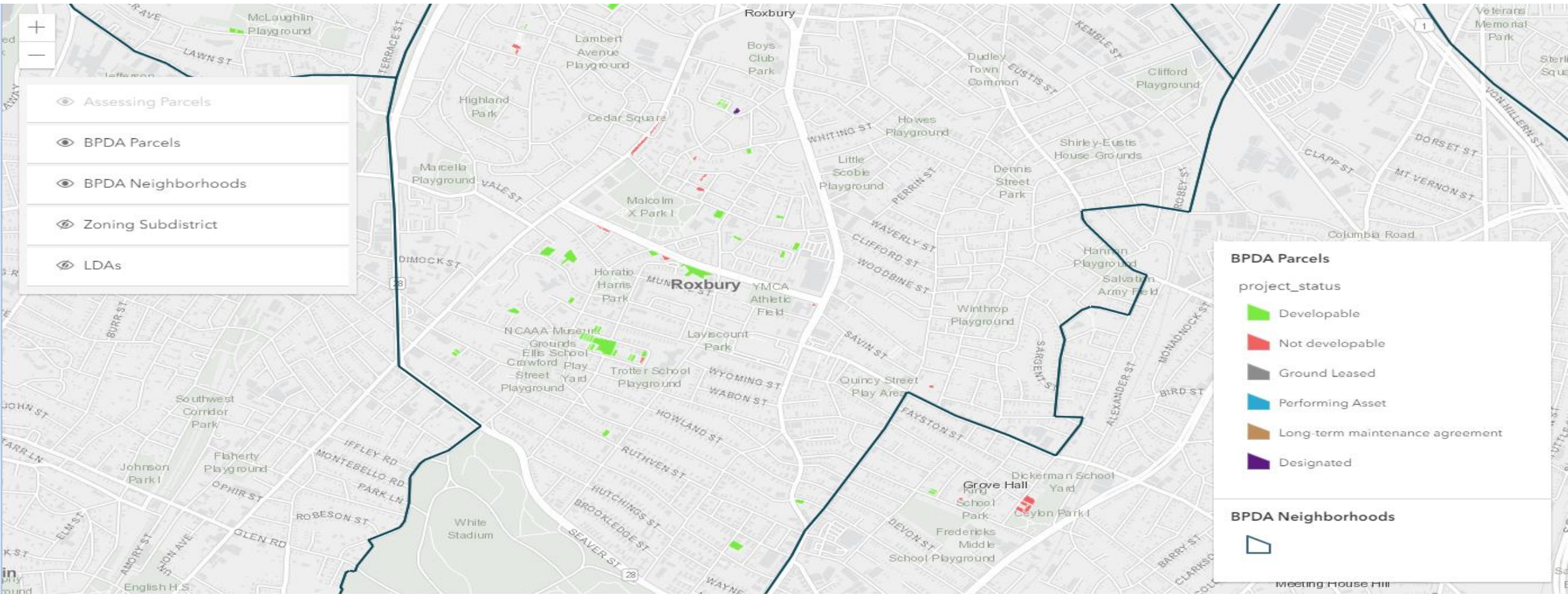
Housing Affordability Restrictions

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

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 play a role in their renewal:



BPDA Owned Property



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Plan

- Land Use and Building Requirements
- Design Review Requirements
- LDA Restrictions



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TABLE OF LAND USE AND BUILDING REQUIREMENTS

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

^{1/}No open parking permitted.

^{2/}No building setback permitted along Atlantic Avenue frontage.

^{3/}If transient housing is developed, 3 enclosed parking spaces shall be provided for each 4 guest rooms. In addition, up to 15 open parking spaces may be provided upon a demonstration of need.

^{4/}In the event this parcel is not disposed of to the New England Telephone & Telegraph Company for an addition to its existing building, the use shall be public open space.

07

Next Steps: Workshop s



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Urban Renewal Plan Boundaries



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New Goals

Imagine Boston 2030



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”*

Additional Information



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Urban Renewal Appraisals

- Two Independent Appraisers
- Bernard Singer

QUALIFICATIONS OF BERNARD SINGER

EDUCATION: Graduated 1938, Wharton School, University of Pennsylvania, Major in Real Estate, B.S. in Economics.

GENERAL EXPERIENCE: Since 1938 associated in general real estate practice in firm established in 1923 by father, Samuel A. Singer. Served four years in U. S. Air Force, Captain, Combat Intelligence, 5th Air Force, South Pacific.

PARTIAL LIST OF CLIENTS:

Government Agencies

United States Post Office Department

Commonwealth of Massachusetts

Department of Public Works

Department of The Attorney General

Metropolitan District Commission

Metropolitan Transit Authority

Massachusetts Bay Transportation Authority

Massachusetts Turnpike Authority

Massachusetts Port Authority

Boston Redevelopment Authority

Government Center Project

Washington Park Project

Downtown — Waterfront Project

Brookline Redevelopment Authority

Farm Project

Real Estate Consultant — Marsh Project

Lowell Redevelopment Authority

Northern Canal Project

Town of Dedham, Massachusetts

Town of Needham, Massachusetts

Town of Lexington, Massachusetts

Washington Park Urban Renewal Photos



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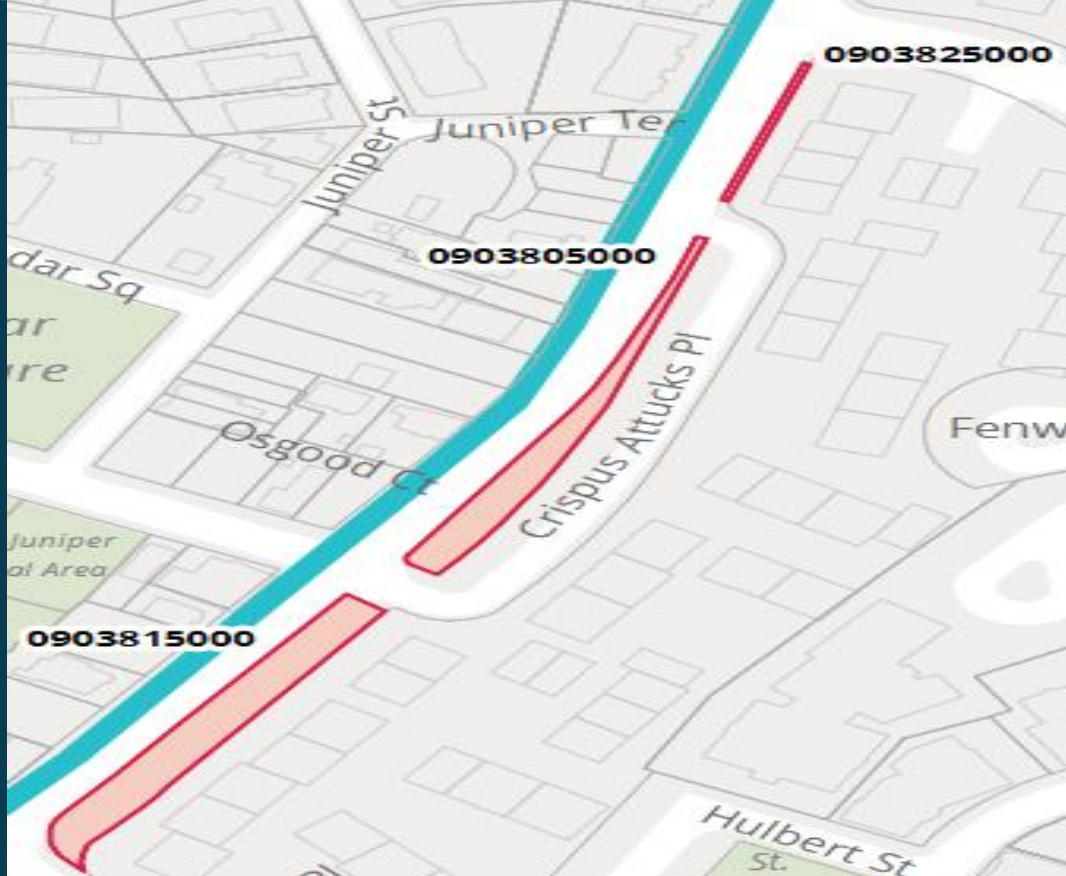
BPDA Owned Land In Washington Park



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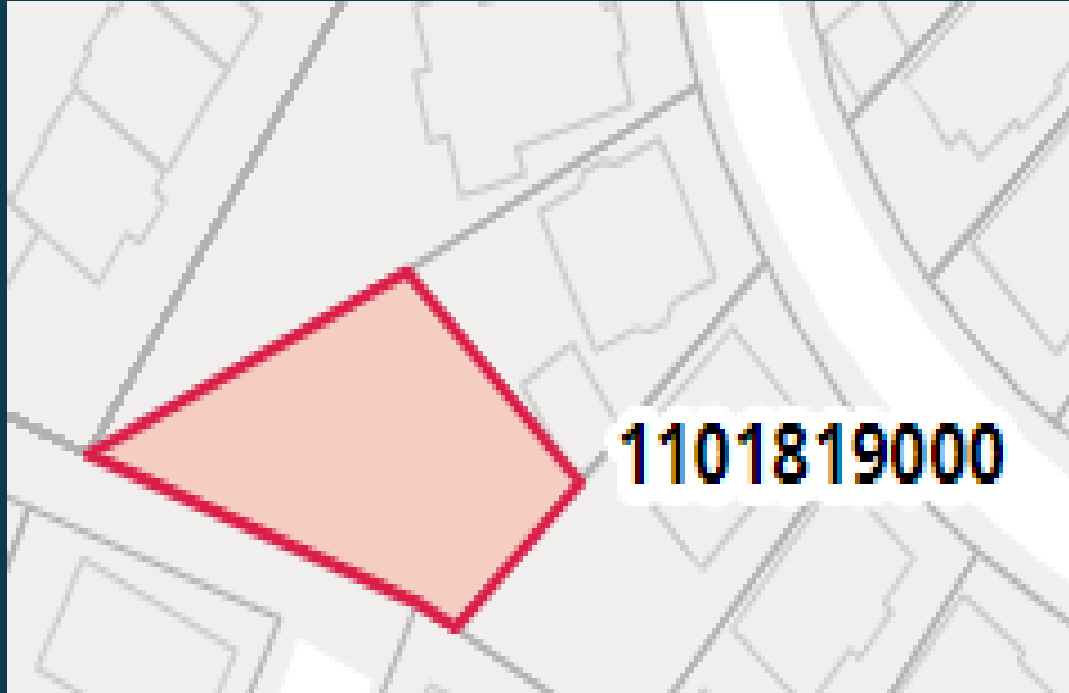
Washington St., Park St.

Parcel C-5a

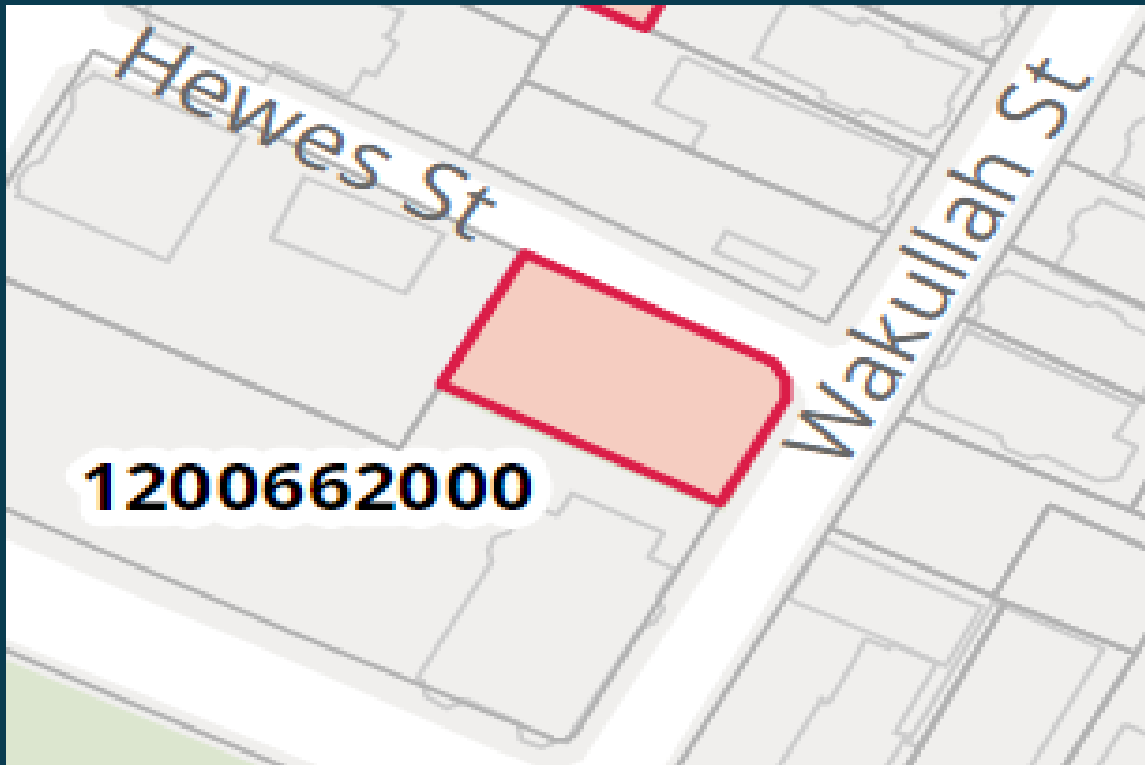


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1 Fenner St.



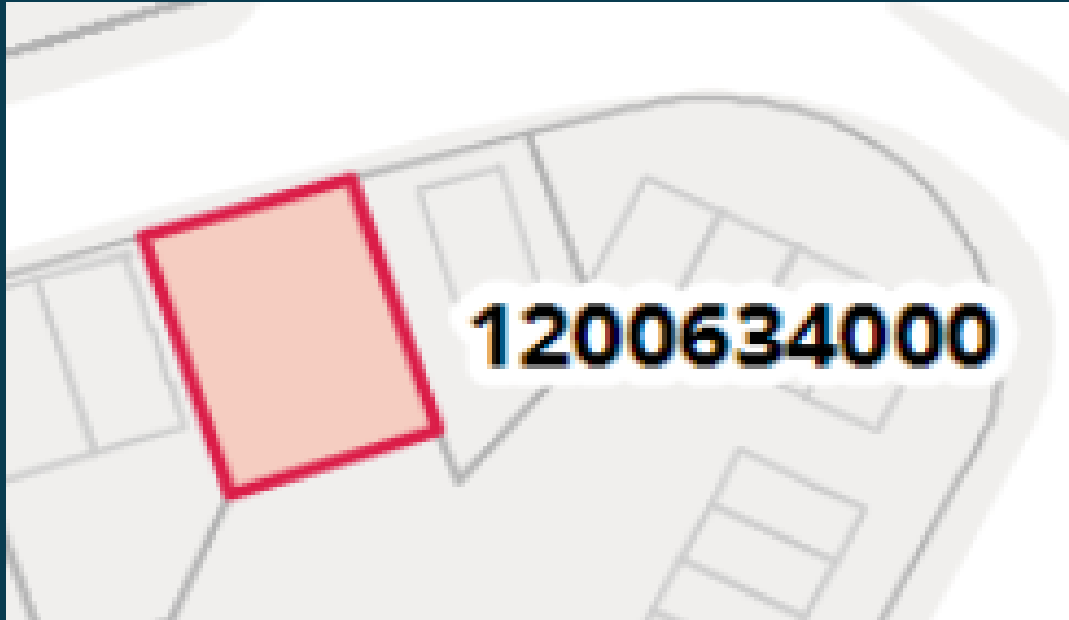
19 Wakullah St.



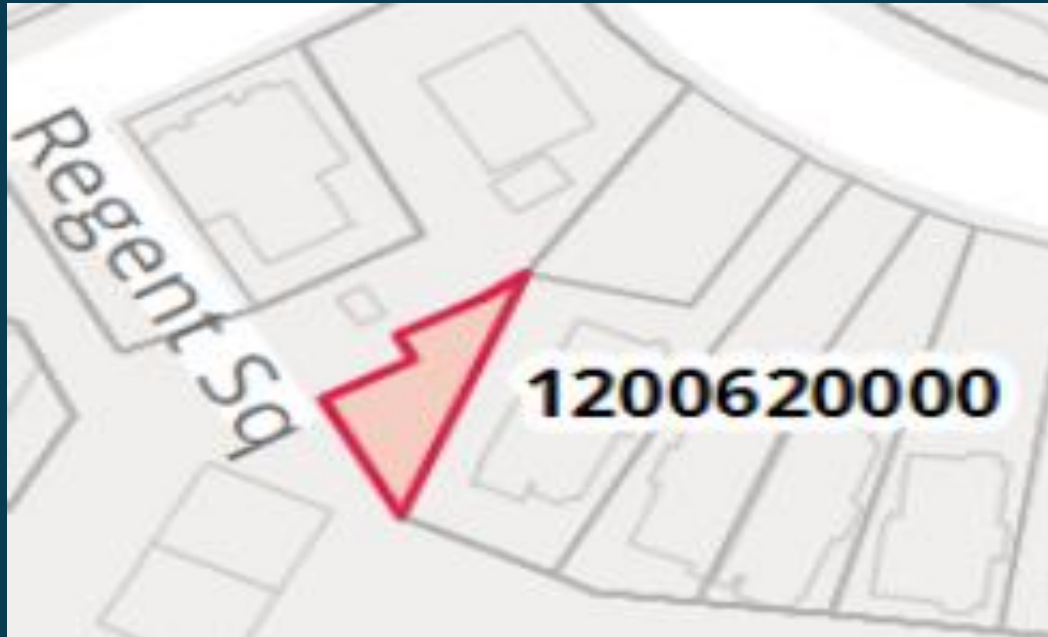
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Circuit St.

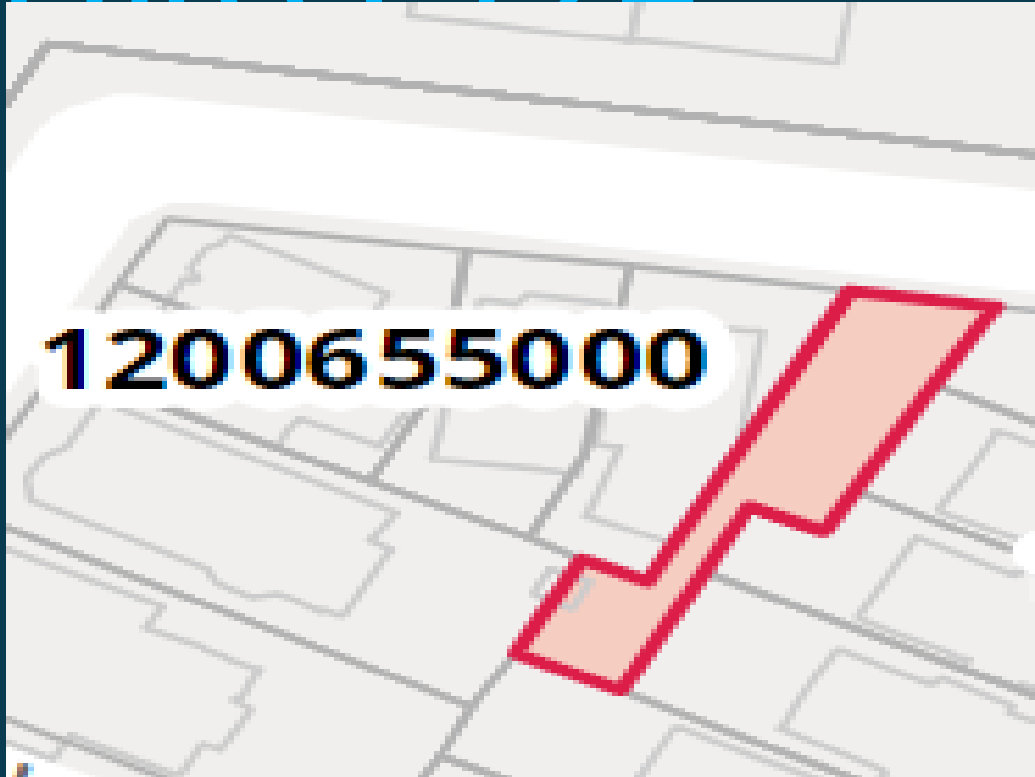


42A Circuit St.

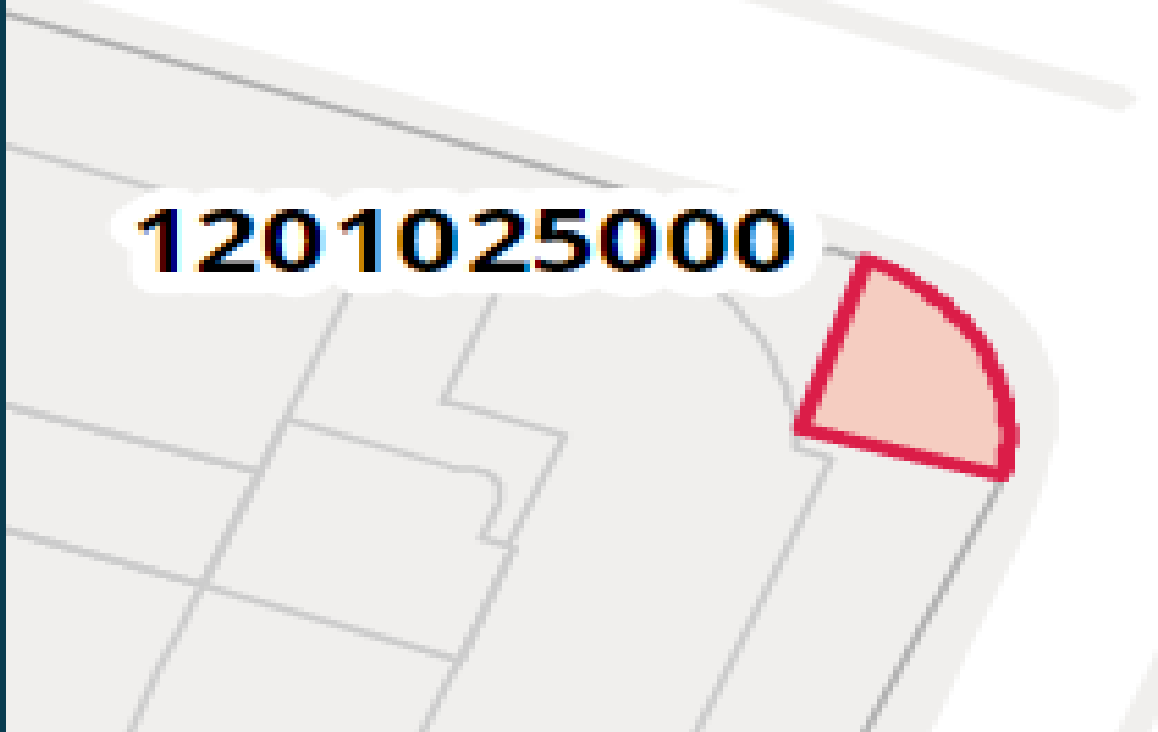


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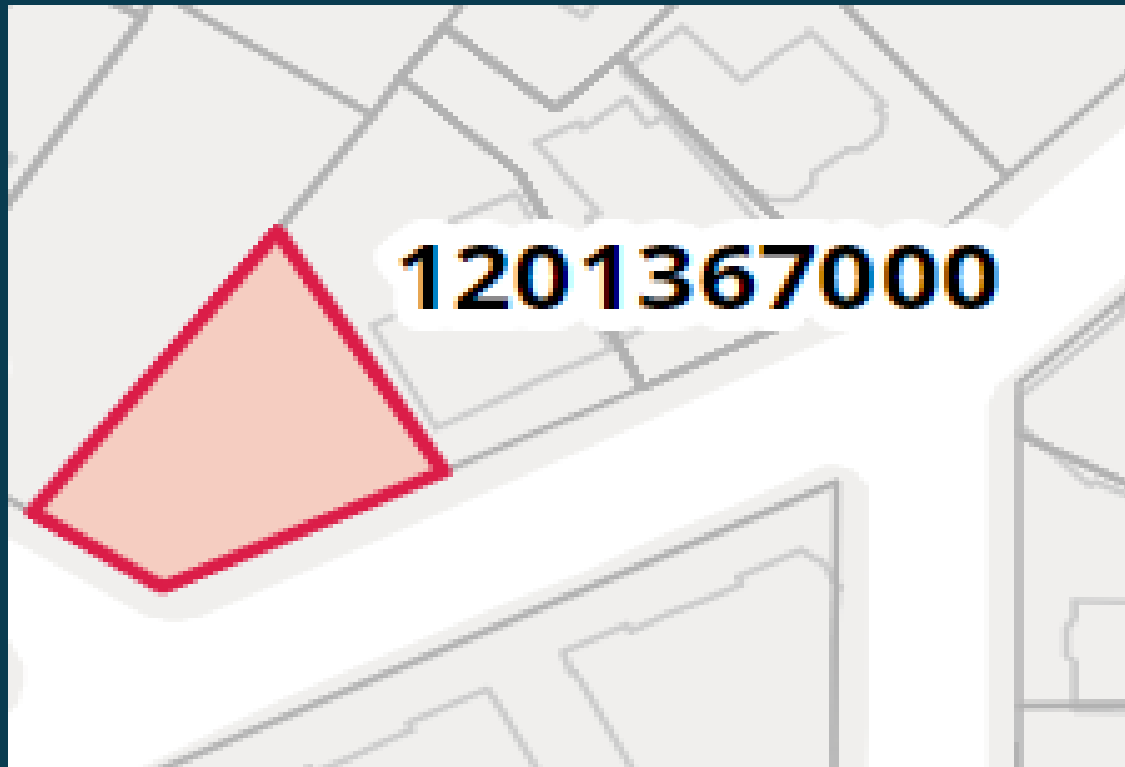
48 Rockland St. Parcel S-24



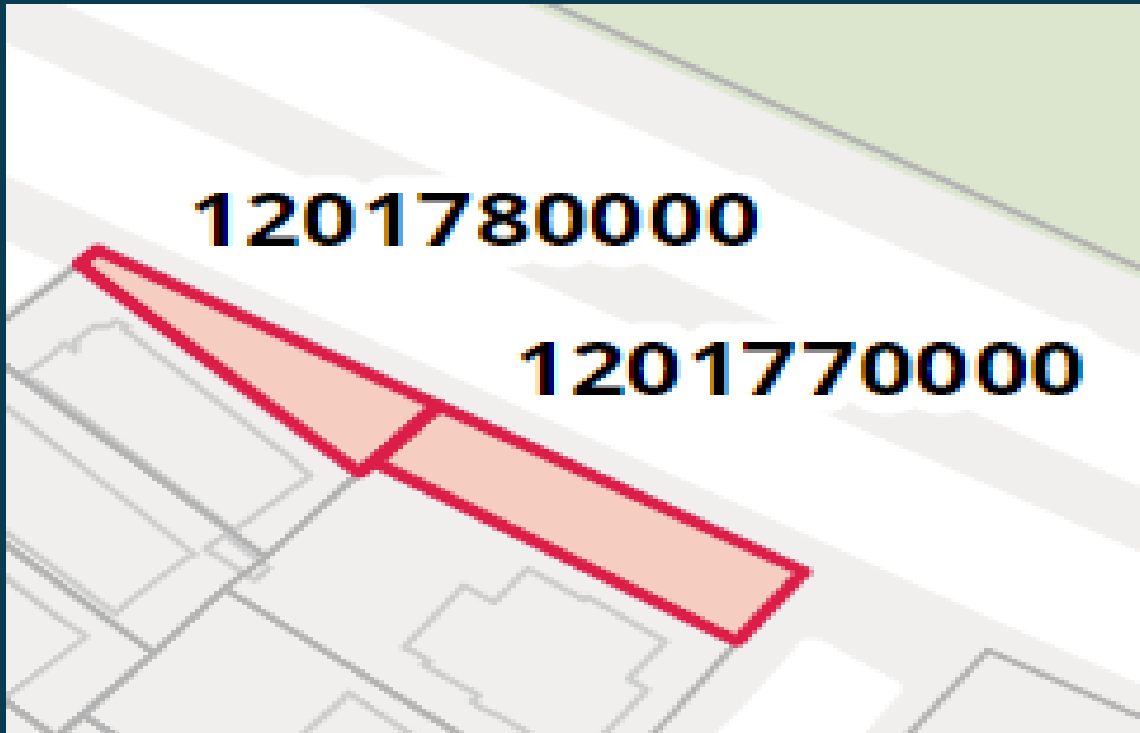
Martin Luther King Jr. Blvd.



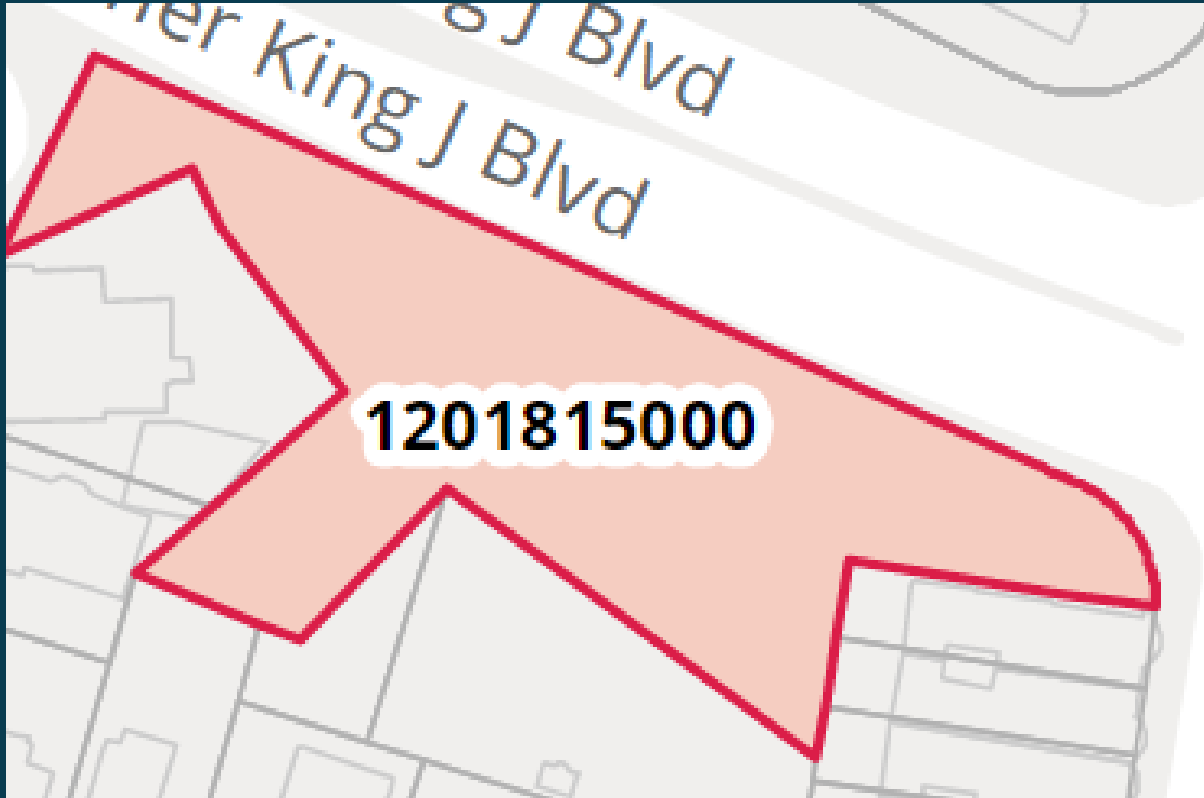
41 Regent St.



8 Kensington St., (S-6) 175 Martin Luther King Jr. Blvd. (S-7)

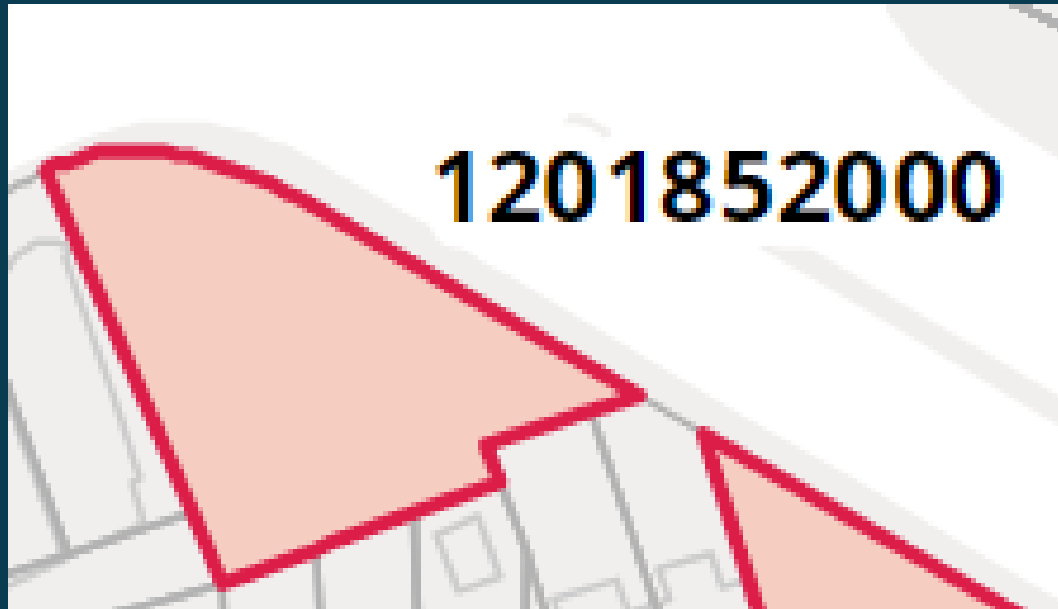


Harold St. Parcel S-9a2



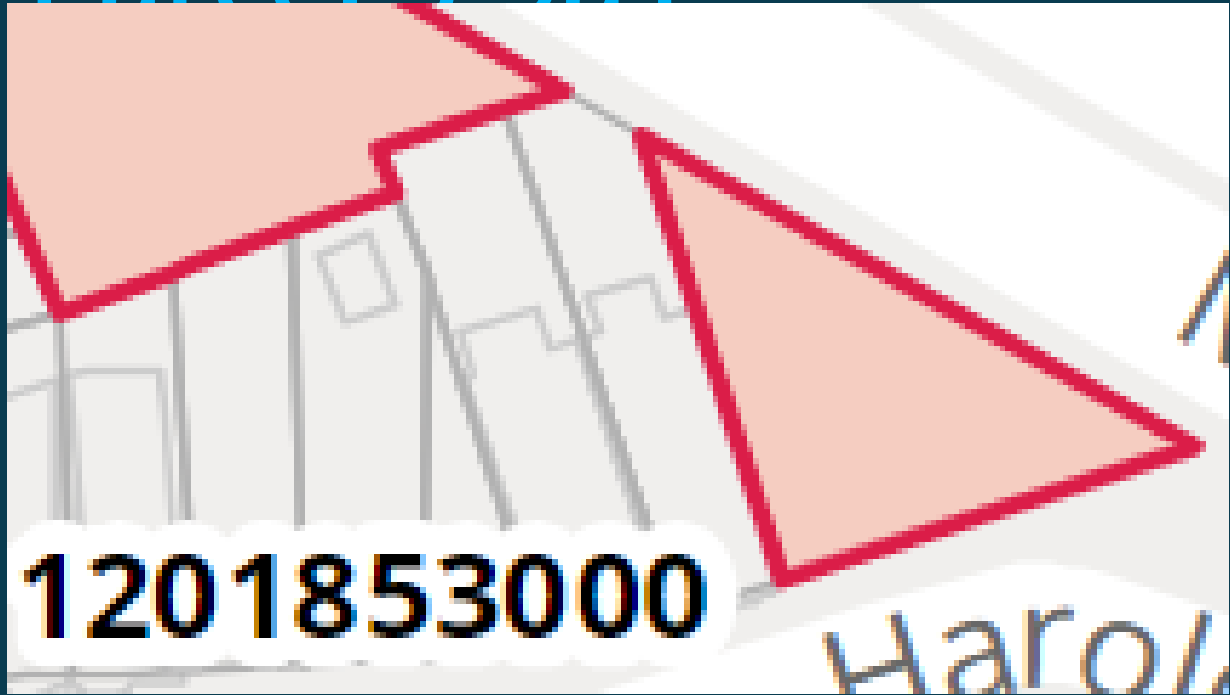
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Walnut Ave.

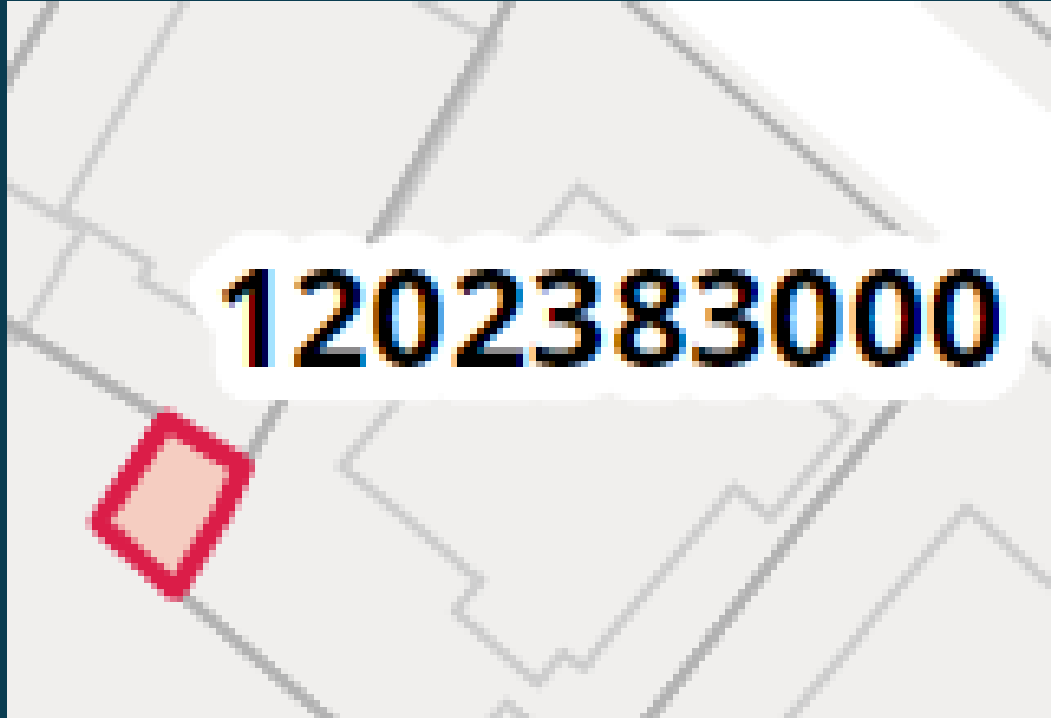


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1 Martin Luther King Blvd. Parcel S-9a1



1 Martin Luther King Blvd. Parcel S-9a1



Warren St.



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0 Harrishof St.

