

August 9, 2019

Maggie Schmitt, Urban Renewal and Relocation Coordinator
Commonwealth of Massachusetts
Department of Housing and Community Development
100 Cambridge Street, Suite 300
Boston, MA 02114

By hand delivery

Re: BPDA Proposal Regarding 14 Boston Urban Renewal Plans

Dear Ms. Schmitt,

In connection with the Department of Housing and Community Development's (DHCD) letter to the Boston Redevelopment Authority (now doing business as the Boston Planning & Development Agency) (hereinafter, the "BPDA") dated August 3, 2016, regarding approval of fourteen (14) Boston Urban Renewal Plan extensions (the "DHCD Approval Letter"), the BPDA submits to DHCD the attached proposal.

The DHCD Approval Letter specified certain conditions required for the BPDA to follow regarding DHCD's approval. As specified in the DHCD Approval Letter, under condition 3, the BPDA is required to, "Within 3 years of the date of this approval, BRA will submit to DHCD a proposal for what the BRA intends to do with its Urban Renewal Plans over the remaining years of the 6 year extension . . ."

The BPDA submits the attached proposal in compliance with the DHCD Approval Letter. Per the attached proposal, the BPDA will submit a final proposal regarding the 14 Boston Urban Renewal Plans by August 14, 2020, when further community engagement on the proposed future of the Urban Renewal Plans is complete.

Please do not hesitate to contact me with any questions regarding this letter and proposal.

Thank you,



Christopher Breen
Urban Renewal Manager

cc by email: Undersecretary Janelle Chan, DHCD
Roberta Rubin, Chief General Counsel, DHCD
Brian Golden, Director, BPDA
E. Renee LeFevre, General Counsel, BPDA

Proposal Regarding Boston's 14 Urban Renewal Plans

In connection with the approval granted by the Department of Housing and Community Development ("DHCD") of a six year extension for 14 Boston Urban Renewal Plans, dated August 3, 2016, the Boston Redevelopment Authority, now doing business as the Planning and Development Agency ("BPDA") was required to perform a certain Action Plan. The Action Plan includes, *inter alia*, an inventorying of all land disposition agreements, reviewing plan boundaries to determine where modifications are necessary and providing bi-annual updates to the Boston City Council and DHCD on the progress of the completion of the remaining 14 Urban Renewal plan areas.

In addition, the Action Plan requires the BPDA to submit a proposal to DHCD regarding what the BPDA intends to do with its Urban Renewal Plans over the remaining years of the six year extension. This proposal addresses a time table for sun setting applicable Urban Renewal Plans, an analysis of whether or not the Urban Renewal Plans should remain as drawn or be modified and a framework or timetable of action where the BPDA is planning to propose, or not propose to seek an extension after the current six year extension. Below is a proposal that includes an update on the BPDA's progress and community process thus far. The proposal categorizes the 14 Urban Renewal Plans into two groups. The first group covers 5 Urban Renewal Plans where BPDA staff has engaged the community by holding community meetings on the specific topics of providing the community an update on the status of the applicable Urban Renewal Plan and proposed future of the plan. The second group covers 9 Urban Renewal Plans where formal community engagement on the specific topics of providing the community an update on the status of the applicable Urban Renewal Plan and proposed future of the plan is scheduled to take place by December 2019. BPDA staff will submit a final proposal to DHCD by August 14, 2020 that will include more specific proposals for the 9 Urban Renewal Plans in this second group.

To date, the BPDA has engaged the community on 5 of the 14 Urban Renewal Plans. Community meetings and engagement on the Urban Renewal Plans and proposed future have taken place for the Central Business District: School Franklin, Brunswick-King, Park Plaza, Central Business District: Boylston-Essex and Kittredge Square Urban Renewal Plan Areas. The proposal for each are as follows:

Central Business District: School-Franklin, Brunswick-King, Park Plaza

Central Business District: Boylston-Essex, Kittredge Square

Central Business District: School-Franklin

Overview

The Central Business District: School-Franklin Urban Renewal Plan, Project No. Mass. R-82 ("School-Franklin") area makes up a small portion of the larger Central Business District in Boston. The goals of this plan area were to eliminate blighted conditions, deterioration, obsolescence, traffic congestion, incompatible uses and other environmental deficiencies in order to facilitate sound development and orderly growth. Ultimately, School-Franklin was necessary to address substandard and dilapidated buildings which prevented new investment in the area during the 1970's. This plan area has 6 disposition parcels that have been conveyed and 2 BPDA owned parcels consisting of the Irish Famine Memorial, also known as Parcel A-3, located on Washington Street, and Old City Hall, located on School Street, of which is regulated by a long term ground lease. In the past, the BPDA has used its Urban Renewal tools within this area to facilitate economic development through selective acquisitions and disposition of parcels in addition to the application of suitable land use controls. A more detailed overview and description of School-Franklin has been included in a presentation and information provided to the Boston City Council on September 30, 2016, a copy of which can be found on the BPDA's website at <http://www.bostonplans.org/planning/urban-renewal/overview>

Urban Renewal Plan Area Update

The School Franklin community meeting regarding the status of the Urban Renewal Plan and proposed future was held on June 19, 2019. The meeting was attended by community members and commercial stakeholders in the area (a copy of the sign in sheet and presentation is attached to this proposal as Exhibit 1). Those in attendance did not express a strong preference to either sunset or renew this Urban Renewal Plan Area.

Timetable, Analysis and Framework

Timetable: BPDA staff anticipates School-Franklin will sunset in 2022.

Boundary Analysis: An analysis of the boundary of this plan area is not required as the BPDA anticipates that the plan sunset in 2022.

Framework: The goals and objectives of School-Franklin have been successfully met, therefore a framework and timetable is not required.

Brunswick-King

Overview

The Brunswick-King Urban Renewal Plan Project No. Mass. R-168 ("Brunswick King") area is located in the Roxbury neighborhood of Boston and consists of approximately 35.4 acres of land. The major objectives of the plan include the development of parks and open spaces, the construction of schools and the rehabilitation of low and moderate cost housing units. The BPDA currently owns 7 parcels of land located predominately on Magnolia Street also known as portions of Parcel P-2, Intervale Terrace and 27 and 29 Fernboro Street also known as Parcel R-1. The BPDA has used its Urban Renewal tools within this area to facilitate economic development through selective acquisitions and disposition of parcels in addition to the application of suitable land use controls. A more detailed overview and description of Brunswick-King has been included in a presentation and information provided to the Boston City Council on September 30, 2016 a copy of which can be found on the BPDA's website at <http://www.bostonplans.org/planning/urban-renewal/overview>

Urban Renewal Area Update

The Brunswick-King community meeting regarding the status of the Urban Renewal plan and proposed future was held on June 25, 2019. The meeting was attended by residents and community stakeholders from the area (a copy of the presentation and sign in sheet is attached to this report as Exhibit 2). Residents provided feedback and remarked that they felt that the plan should sunset when all parcels are successfully transferred with community involvement to further meet the neighborhood's needs. Residents remarked that there was still a need for additional green space to the area and showed support for a BPDA led proposal to transfer BPDA owned parcels along Ceylon Park to the city of Boston Parks Department.

Later in the meeting, particular attention was paid to BPDA owned parcels on 27 and 29 Fernboro Street (also known as Parcel R-1). Some residents remarked that Brunswick-King could remain in existence until the community and BPDA completes either a Request for Proposal (RFP) disposition process or works with the City of Boston - Department of Neighborhood Development (DND) to develop the land as new residential opportunities for

the area. A short extension of the plan was recommended if disposition could not be completed by the 2022 sunset date.

At the conclusion of the meeting there was additional community support for a BPDA owned parcel to be transferred to the Boston Public Schools (BPS) on Intervale Terrace to be used as a rear entrance for the school with easements for abutters. Residents remarked that they would prefer for there to be more lighting and better fencing along the Intervale Terrace property to deter unwanted behavior. Many in the room felt BPS would be a natural partner for this action via a formal transfer of this property.

In addition, at other community forums, the BPDA has been asked to review the boundaries of Brunswick – King to propose modifications to extend the plan area into the Mattapan neighborhood.

Timetable, Analysis and Framework

Timetable: There are approximately 7 parcel dispositions described above that BPDA staff are currently working on. If such dispositions are complete by 2022, then BPDA staff anticipates that it would recommend for the plan to sunset. Residents mentioned they would support a short extension if the Fernboro Street parcels also known as Parcel R-1 were not developed and transferred by the 2022 deadline.

Boundary Analysis: BPDA staff is reviewing the boundaries of the plan and feasibility of expanding the plan area to include portions of the Mattapan neighborhood. BPDA staff will make a recommendation on whether to expand the plan area into the Mattapan neighborhood by August 2020. If there is no recommendation, then BPDA staff anticipates that the plan sunset in 2022, unless a short term extension is proposed in order to dispose of all remaining BPDA owned parcels.

Framework: The BPDA has 7 remaining disposition parcels in which the agency is actively working on. Work is currently underway for the BPDA to transfer 4 Urban Renewal parcels along Magnolia Street near Ceylon Park to the Boston Parks Department. In addition, the BPDA has recently completed work on a transfer of an abutters parcel on Intervale Street to the direct abutter for use as parking. There are 3 parcels remaining in Brunswick-King, 2 of which are along Fernboro Street, also known as Parcel R-1, which will likely require a Request for Proposal (RFP) disposition process and, or additional work with DND. Lastly, BPDA staff is researching title work on the Intervale Terrace parcel in order to potentially transfer it to the BPS.

After hearing from the community the BPDA has targeted Brunswick-King to sunset in 2022. The community is open to a short extension if the 27 and 29 Fernboro Street parcels (also known as Parcel R-1) are not put out for development according to community goals and needs by then. It is the BPDA's intention to complete all dispositions by the 2022 Urban Renewal extension deadline. In conclusion, the BPDA along with the community agree that the goals of the plan have been adequately met and our shared goal is to transfer and develop the remaining parcels.

Park Plaza

Overview

The Park Plaza Urban Renewal Plan ("Park Plaza") consists of approximately 31.9 acres of land. The plan's goals and objectives include the creation of an "intown" residential community, to provide a lively mix of mutually reinforcing uses, to provide attractive pedestrian areas, to knit the nearby Chinatown, Back Bay, and Downtown areas together as well as to create public transportation opportunities and to realign streets for better traffic flow. The BPDA owns one parcel of land consisting of the existing China Trade Building located at 2 Boylston Street within the Park Plaza Urban Renewal Area. In the past the BPDA has used its Urban Renewal tools within this area to facilitate economic development through selective acquisitions and disposition of parcels in addition to the application of suitable land use controls. A more detailed overview and description of Park Plaza has been included in a presentation and information provided to the Boston City Council on March 2, 2018 a copy of which can be found on the BPDA's website at <http://www.bostonplans.org/planning/urban-renewal/overview>

Urban Renewal Plan Area Update

The Park Plaza community meeting regarding the status of the Urban Renewal Plan and proposed future of the plan was held on June 24, 2019, and was attended by residents, representatives from local community groups and other stakeholders (a copy of the presentation and sign in sheet is attached to this report as Exhibit 3).

Those in attendance felt the goals of the plan had been completed for the majority of Park Plaza. Some residents felt there was still some poor substandard conditions and blight near or surrounding the China Trade Building along Boylston/Essex and Washington Streets. Residents suggested allowing the plan to either sunset or shrink to surround only the China Trade Building.

Timetable, Analysis and Framework

Timetable: BPDA staff anticipates Park Plaza to sunset in 2022.

Boundary Analysis: The BPDA owns one remaining parcel of land in Park Plaza consisting of the China Trade Building. BPDA regulates such building through leases for commercial use. The BPDA continues to utilize the China Trade Building in a positive manner for the community. The building is the current home to the Chinatown Public Library and has come a long way in terms of redeveloping, rehabilitating, and leasing of the property, since its most recent foreclosure in the 1990's. An analysis of the boundary of this plan area is not required as the BPDA anticipates that the plan sunset in 2022.

Framework: The goals and objectives of Park Plaza have been successfully met, therefore a framework and timetable is not required.

Central Business District: Boylston-Essex

Overview

The Central Business District: Boylston-Essex Urban Renewal Plan, Project Mass. No. R-82B ("Boylston-Essex") area consists of one parcel of land in the Central Business District. The goals and objectives of the plan were to reverse the economic decline of this older section of the city, to improve traffic flow, and to increase the acceptance of mass transit in the area by station modernization including providing appropriate locations of entrances and exits. The BPDA has conveyed all land in Boylston-Essex. Over time the BPDA has used its Urban Renewal tools within this area to facilitate economic development through selective acquisitions and disposition of parcels in addition to the application of suitable land use controls. A more detailed overview and description of Boylston-Essex has been included in a presentation and information provided to the Boston City Council on this September 30, 2016 a copy of which can be found on the BPDA's website at <http://www.bostonplans.org/planning/urban-renewal/overview>

Urban Renewal Plan Area Update

The Boylston-Essex community meeting regarding the status of the plan to date, and proposed future of the plan was held on July 15, 2019, and attended by business representatives and interested community activists (a copy of the presentation and sign in sheet is attached to this report as Exhibit 4). The overall sentiment from those in attendance was a desire to potentially expand the Urban Renewal boundaries of the plan

area to allow for development tools to be made available in the surrounding area. Those in attendance inquired about having future meetings in relations to expanded boundaries and felt the need for Urban Renewal tools to be maintained and expanded throughout this section of downtown. Community stakeholders did not desire for Urban Renewal tools to be allowed to sunset in this area.

The BPDA has disposed of all property in Boylston-Essex, and regulates one Land Disposition Agreement. BPDA staff will continue to engage the community on an alternative proposal to introduce a new Urban Renewal plan for this area, or other redevelopment tools such as new zoning or plans to address the community concerns.

Timetable, Analysis and Framework

Timetable: BPDA staff anticipates proposing for Boylston-Essex to sunset in 2022 and working with the community on a possible new Urban Renewal Plan, or other redevelopment tools such as new zoning or planning to address community concerns.

Boundary Analysis: The community would like to explore the expansion of plan boundaries to include the surrounding streetscapes. This potential expansion needs additional study and analysis, which BPDA staff is currently working on.

Framework: The BPDA owns no property in the area and only has one active Land Disposition Agreement that was amended in 1998. To accommodate the community's request to seek an extension of the plan, the BPDA will also examine the feasibility of a new expanded Urban Renewal Plan for the area, or other redevelopment tools such as new zoning and planning for the area. The BPDA will work with the community to make final recommendations and include such recommendations in a final proposal to DHCD submitted by August 14, 2020.

Kittredge Square

Overview

The Kittredge Square Urban Renewal Plan, Project No. Mass. R-167 ("Kittredge Square") is located in the Roxbury neighborhood of Boston and includes approximately 28.3 acres of land. The goals and objectives of the plan include the promotion of public and private development in addition to the rehabilitation and construction of new residential units within its boundaries. The BPDA continues to own 5 parcels of land in Kittredge Square located at 25 Linwood Street also known as Parcel 34B, 21 Morley Street, also known as

Parcel 3-GC, 23 Highland Street, also known as Parcel A-1, and the rear of 115-121 Cedar Street, also known as Parcel R-1a, which is surrounded by the Cedar Street Garden. There are 85 other parcels with Land Disposition Agreements in Kittredge Square. In the past, the BPDA has used its Urban Renewal tools within this area to facilitate economic development through selective acquisitions and disposition of parcels in addition to the application of suitable land use controls. A more detailed overview and description of Kittredge Square has been included in a presentation and information provided to the Boston City Council on March 2, 2018, a copy of which can be found on the BPDA's website at <http://www.bostonplans.org/planning/urban-renewal/overview>

Urban Renewal Plan Area Update

The Kittredge Square community meeting regarding the status of the Urban Renewal Plan and proposed future was attended by residents and stakeholders from the surrounding areas (a copy of the sign-in sheet and presentation is attached to this report as Exhibit 5). Residents indicated a strong desire to convey the Cedar Street parcels, also known as R-1a, to the Cedar Street Gardens Associations, the current users, allowing them to formally take control and maintain that open space for generations to come. Residents also voiced their preference for increased open space restrictions in the area indicating that the BPDA parcel at 25 Linwood Street, also known as Parcel 34B, should be transferred to abutters as additional open yard space. The majority of the remaining discussion revolved around BPDA parcels along Highland Street, also known as Parcel A-1, and Morley Street, sometimes referred to as Parcel 3-GC. The discussion centered on the community's need for additional open space in the area despite the fact that 2 of those 4 properties had been viewed as potential housing sites in the past.

Timetable, Analysis and Framework

Timetable: There are approximately 5 disposition parcels described above that BPDA staff is working on. If such dispositions are complete then BPDA staff anticipate that the plan would sunset in 2022. The community has indicated that they would support a short extension if all disposition parcels, particularly Highland and Morley Street, are not transferred by the 2022 deadline.

Boundary Analysis: An analysis of the boundary of this plan area is not required as the BPDA anticipates that the plan sunset in 2022.

Framework: The goals and objectives of Kittredge Square have been successfully met. BPDA staff anticipates that 2 BPDA parcels will be transferred to the Cedar Street Community Garden, as well as one parcel to abutters on Linwood Street, both through a

disposition process. An RFP process and continued community discussion would then follow for the Highland and Morley Street parcels. Examination of title work has already begun on all properties with the expected completion of transfer and disposition of these remaining parcels to be completed by the 2022 deadline.

Charlestown, Fenway, Government Center, Campus High School, South Cove, South End, Washington Park, South Station and Downtown Waterfront-Faneuil Hall

There are 9 additional Boston Urban Renewal Plans that are currently set to expire on April 22, 2022. While much activity has been performed in each of the 9 Urban Renewal Plans, formal community engagement on the status of each plan and proposed future for each plan is scheduled to take place, but to date, has not been complete. An overview of the 9 additional Urban Renewal Plans are as follows:

Charlestown

The Charlestown Urban Renewal Plan, Project No. Mass. R-55 ("Charlestown Urban Renewal Plan") area is located in the Charlestown neighborhood of Boston and contains 676.9 acres of land. The plan's goals and objectives include the preservation of the residential neighborhood, improved local and regional transportation access, and the creation of new community facilities. The BPDA continues to hold large amounts of property in Charlestown. In addition to the Historic Monument Area in the Charlestown Navy Yard, the BPDA owns 45 parcels of varying sizes in the neighborhood. Most notably, the BPDA owns the Bunker Hill Community College parking lots, Main Street parcels in the residential neighborhood and Building 108 in the Charlestown Navy Yard all of which are being prepared for disposition process. In the original residential neighborhood, the BPDA owns other potential housing sites and many sliver parcels that could be made available for open space back or side yard uses. The BPDA continues to use its urban renewal tools for title clearance issues and the application of suitable land use controls, which include easements for public access to the waterfront, view corridors to Boston Harbor, and other means enhancing public enjoyment of the Harbor and Charlestown Navy Yard public spaces. A more detailed overview and description of the Charlestown Urban Renewal Plan has been included in information provided to the Boston City Council on October 18, 2018 a copy of which can be found on the BPDA's website at <http://www.bostonplans.org/planning/urban-renewal/overview>

Urban Renewal Plan Area Update

The Charlestown Urban Renewal Plan community meeting is being scheduled for early November, 2019. While the formal community engagement on the status and proposed future of the Charlestown Urban Renewal Plan has not started, other Urban Renewal activities that have taken place such as community meetings for minor modifications to the plan, and other BPDA engagement for Boston Zoning Code Article 80 projects, have yielded discussions on the potential to seek an extension of the term of the plan, a need for increased land use control in the residential neighborhood, possible proposed boundary change to include Sullivan Square to help facilitate road alignment, and adding climate resiliency measures and standards to the plan.

Fenway

The Fenway Urban Renewal Plan, Project No. Mass. R-115 ("Fenway Urban Renewal Plan") area is located in the Fenway neighborhood of Boston and includes 524 acres of land. The plan's goals and objectives include the coordination of public, private and institutional activities to improve the area physically and economically, to provide and enhance open space through the area and to provide opportunities for private investment in renovation of the housing stock. The BPDA owns only 2 parcels in the Fenway Urban Renewal Plan area, consisting of public plaza spaces at the intersection of Massachusetts Avenue and Huntington Avenue (both of which the BPDA is working to transfer to the Massachusetts Bay Transit Authority). The BPDA continues to use its Urban Renewal tools on disposed parcels containing land use restrictions that are experiencing new redevelopment as well as the creation of new Urban Renewal parcels such as Parcel 26 created for the One Dalton project and Parcel 27 created for the 1000 Boylston project. The BPDA continues to use its Urban Renewal tools within this area to facilitate economic development through selective acquisitions and disposition of parcels and air rights and the application of suitable land use controls. A more detailed overview and description of the Fenway Urban Renewal Plan has been included in information provided to the Boston City Council on March 2, 2018 a copy of which can be found on the BPDA's website at <http://www.bostonplans.org/planning/urban-renewal/overview>

Urban Renewal Plan Area Update

The Fenway Urban Renewal Plan community meeting on the status of the plan and proposed future for the plan is being scheduled for late October, 2019. While the formal community engagement on the status and proposed future of the Fenway Urban Renewal Plan has not started, other Urban Renewal activities that have taken place such as community meetings for minor modifications to the plan, and other BPDA engagement for Boston Zoning Code Article 80 projects, have yielded discussions on the expectation of continued growth and development in the plan area, the need to use Urban Renewal tools to facilitate improvements to the infrastructure and mitigate the effects of institutional

expansion on the surrounding residential community, new plan boundary changes, and the potential to seek an extension of the term of the plan.

Government Center

The Government Center Urban Renewal Plan, Project No. Mass. R-35 ("Government Center") area is located in the downtown area of Boston and includes approximately 60.9 acres of land. The plans goals and objectives include the integration of new public and private offices, including major governmental facilities and the improvement of vehicular, pedestrian, and mass transit access to and through the area. The BPDA owns considerable land within Government Center most prominently including City Hall Plaza, as well as portions of Pemberton Square, land around 43 Hawkins and the Area 1 Police Station, Cardinal Cushing Park, and the Holocaust Memorial. Much of this space is used as public open space. The BPDA has been working closely with the City of Boston on active redevelopment of City Hall and City Hall Plaza and will begin entering into a major renovation in the near future. The BPDA continues to use its Urban Renewal tools within this area to facilitate economic development through selective acquisitions and dispositions of air rights and the application of suitable land use controls. A more detailed overview and description of Government Center has been included in information provided to the Boston City Council on April 17, 2017 a copy of which can be found on the BPDA's website at <http://www.bostonplans.org/planning/urban-renewal/overview>

Urban Renewal Plan Area Update

The Government Center community meeting on the status of the plan and proposed future is being scheduled for late September, 2019. While the formal community engagement on the status and proposed future of Government Center has not started, other Urban Renewal activities that have taken place such as community meetings, planning and activation of the City Hall Plaza, and planning on BPDA and city owned parcels within the area, have yielded discussions on the potential to seek an extension of the term of the plan in order to utilize Urban Renewal to address aging public facilities surrounding Hawkins Street and City Hall Plaza, and for transfer and redevelopment of remaining parcels.

Campus High School

The Campus High School Urban Renewal Plan Project No. Mass. R-129 ("Campus High School") area is located in the Roxbury neighborhood of Boston and includes approximately 134.7 acres of land. The plans goals and objectives include the provision of new public infrastructure and facilities, notably those that would improve and reorganize the public school system, as well as stimulate rehabilitation and development throughout the area. The Campus High School area includes approximately 15 BPDA owned Urban

Renewal parcels available for development and or transfer. The largest which is Parcel P-3 offering more than seven acres of prime development space located midway between Interstate 93 and the Longwood Medical and Academic Area, adjacent to the MBTA commuter rail, subway and bus station. Currently, the BPDA is working with a designated redeveloper on the disposition of a portion of Parcel P-3. Other BPDA owned parcels include Parcel R-17F, known as the “Crescent Parcels”, and multiple parcels around the Good Shepard church. The BPDA continues to be active in this plan area and uses its Urban Renewal tools for clearing title problems, eliminating blight, and the application of suitable land use controls. A more detailed overview and description of Campus High School has been included in information provided to the Boston City Council on March 2, 2018 a copy of which can be found on the BPDA’s website at

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

Urban Renewal Plan Area Update

The Campus High School community meeting on the status of the plan and proposed future is being scheduled for late September, 2019. While the formal community engagement on the status and proposed future of Campus High School has not started, other Urban Renewal activities that have taken place such as community meetings for minor modifications to the plan, and other BPDA engagement for Boston Zoning Code Article 80 projects, have yielded discussions on the potential to seek an extension of the term of the plan, and examining potential proposed changes to the plan boundary.

South Station

The Central Business District – South Station Urban Renewal Plan Project Mass. No. R-82C (“South Station”) area consists of 2 parcels of land. The largest of which are air rights over the South Station Intermodal Transportation Center. The goals of the plan were centered on the promotion of public and private development and investment and the elimination of outdated infrastructure. The BPDA uses its Urban Renewal tools within this area to facilitate economic development through selective acquisitions and disposition of parcels and air rights, and the application of suitable land use controls. A more detailed overview and description of South Station has been included in information provided to the Boston City Council on April 17, 2017 a copy of which can be found on the BPDA’s website at

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

Urban Renewal Plan Area Update

The South Station community meeting on the status of the plan and proposed future is being scheduled for late September, 2019. While the formal community engagement on the status and proposed future of South Station has not started, other Urban Renewal activities that have taken place such as work on proposed changes to the South Station Project, and transferring Parcel C7-2 to the city for use as a public sidewalk, have yielded

discussions on the potential to seek an extension of the term of the plan, and adding climate resiliency measures and standards to the plan.

South Cove

The South Cove Urban Renewal Plan, Project No. Mass. R-92 ("South Cove") area straddles the Chinatown, Bay Village and South End neighborhood of Boston and includes approximately 92.9 acres of land. The plan's goals and objective include the promotion of public and private development, the strengthening of residential character of the area and the provisions of sites for the necessary expansion and reorganization of medical and educational facilities. South Cove, like adjacent Park Plaza has witnessed rapid change. The BPDA owns 26 parcels of land, the largest of which are used as public parks and playgrounds or public ways, including Parcel R-3A-2, Parcel P-12C, Parcel R-1, Warrenton Street and 2 parcels on Lyndeboro Place. The BPDA uses its Urban Renewal tools within this area to facilitate economic development through selective acquisitions and dispositions of parcels, title clearance, and the application of suitable land use controls. A more detailed overview and description of the South Cove Urban Renewal Plan has been included in information provided to the Boston City Council on March 2, 2018 a copy of which can be found on the BPDA's website at <http://www.bostonplans.org/planning/urban-renewal/overview>

Urban Renewal Plan Area Update

The South Cove community meeting on the status of the plan and proposed future is being scheduled for early October, 2019. While the formal community engagement on the status and proposed future of South Cove has not started, other Urban Renewal activities that have taken place such as community meetings for minor modifications to the plan, and other BPDA engagement for Boston Zoning Code Article 80 projects, have yielded discussions on the potential to seek an extension of the term of the plan to allow the BPDA more time to dispose of the BPDA owned parcels within the plan.

Downtown Waterfront – Faneuil Hall

The Downtown Waterfront-Faneuil Hall Urban Renewal Plan Project No. Mass. -77 ("Downtown Waterfront - Faneuil Hall") area is located in downtown Boston and encompasses parts of the Financial District and North End of Boston. Downtown Waterfront-Faneuil Hall includes approximately 141.7 acres of land. The plan's goals and objectives include the revitalization of key portions of downtown Boston, establishing a functional connection between the North End, Government Center and Financial District and creating an environment suitable to contemporary real estate development. The BPDA owns 17 parcels in the Downtown Waterfront – Faneuil Hall most notably Sargent's Wharf,

a more than 81,000 square foot parcel abutting the Boston Harbor. As the area continues to develop, the BPDA expects to continue to utilize its Urban Renewal tools to continue its efforts to reconnect the downtown to the Harbor and to assist in the design and construction of the remaining available parcels. For these reasons the BPDA continues to use its Urban Renewal tools within this area to facilitate economic development through selective acquisitions and disposition of parcels and air rights and the application of suitable land use controls, including long-term public access to the waterfront. A more detailed overview and description of Downtown Waterfront- Faneuil Hall has been included in information provided to the Boston City Council on October 18, 2018 a copy of which can be found on the BPDA's website at <http://www.bostonplans.org/planning/urban-renewal/overview>

Urban Renewal Plan Area Update

The Downtown Waterfront - Faneuil Hall community meeting on the status of the plan and proposed future is being scheduled for mid-October, 2019. While the formal community engagement on the status and proposed future of Downtown Waterfront Faneuil-Hall has not started, other Urban Renewal activities that have taken place such as community meetings for minor modifications to the plan, and other BPDA engagement for Boston Zoning Code Article 80 projects, have yielded discussions on the potential to seek an extension of the term of the plan to allow the BPDA more time to dispose of the BPDA owned parcels within the plan, to further facilitate improvements to the area via redevelopment of parcels with currently existing Land Disposition Agreements, help maintain important land uses for the community that might not otherwise remain, as well as to add climate resiliency measures and standards to the plan.

South End

The South End Urban Renewal Plan Project No. Mass. R-56 ("South End Urban Renewal Plan") area is located in the South End neighborhood of Boston and includes approximately 626.2 acres of land. The South End Urban Renewal Plan is one of the most active plan areas in Boston. The BPDA owns 25 parcels of land in the area and regulates approximately 217 parcels with land use restrictions, mainly through Land Disposition Agreements. The BPDA uses its Urban Renewal tools within this area to facilitate economic development through selective acquisitions and dispositions of parcels, title clearance, and the application of suitable land use controls, including long term affordability restrictions. A more detailed overview and description of the South End Urban Renewal Plan has been included in information provided to the Boston City Council on April 17, 2017 a copy of which can be found on the BPDA's website at <http://www.bostonplans.org/planning/urban-renewal/overview>

Urban Renewal Plan Area Update

The South End Urban Renewal Plan community meeting on the status and proposed future for the plan is being scheduled for mid-November, 2019. While the formal community engagement on the status and proposed future of the South End Urban Renewal Plan has not started, other Urban Renewal activities that have taken place such as community meetings for minor modifications to the plan, and other BPDA engagement for Boston Zoning Code Article 80 projects, have yielded discussions on the potential to seek an extension of the term of the plan to allow the BPDA more time to dispose of the BPDA owned parcels within the plan, to shrink the boundaries of the plan with the potential to split the plan into smaller areas, further facilitate improvements to the area via redevelopment of parcels with currently existing Land Disposition Agreements, and to help maintain important land uses for the community that might not otherwise remain.

Washington Park

The Washington Park Urban Renewal Plan, Project No. Mass. R-24 ("Washington Park") is located in the Roxbury neighborhood of Boston and includes approximately 522 acres of land. The plan's goals and objectives include the provision of residential units of every type, improved community services, the creation of new opportunities for private investment, and the provision of sites for schools, other public buildings, and open spaces. Washington Park includes 50 BPDA owned parcels of varying size including some fit for potential residential uses and others as sliver parcels for side or backyard uses and 280 Land Disposition Agreements. A more detailed overview and description of Washington Park has been included in information provided to the Boston City Council on March 2, 2018 a copy of which can be found on the BPDA's website at

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

Urban Renewal Plan Area Update

The Washington Park community meeting on the status of the plan and proposed future is being scheduled for early December, 2019. While the formal community engagement on the status and proposed future of Washington Park has not started, other Urban Renewal activities that have taken place such as community meetings for minor modifications to the plan, and other BPDA engagement for Boston Zoning Code Article 80 projects, have yielded discussions on the potential to seek an extension of the term of the plan to allow the BPDA more time to dispose of the BPDA owned parcels within the plan, to examine the boundaries of the plan with the potential to shrink the plan area, further facilitate improvements to the area via redevelopment of parcels with existing Land Disposition Agreements, and to help maintain important land uses for the community that might not otherwise remain.

Timetable, Analysis and Framework for Charlestown, Fenway, Government Center, Campus High School, South Cove, South End, Washington Park, South Station and Downtown Waterfront

Timetable: The community engagement on the above 9 Urban Renewal Plans has just begun with community meetings scheduled to be complete by the end of 2019. It is anticipated, but subject to the community engagement and recommendations, that the BPDA will seek an extension of the term of the plan for most, if not all of the above 9 Urban Renewal Plans. Once the community meetings are complete, and based on community feedback, BPDA staff will continue to analyze and prepare recommendations for any and all proposed extensions. BPDA staff anticipates that any and all proposed extension will be specific to each plan based on remaining goals and objectives of each plan (i.e., some plans may require just a short term extension such as 2 to 3 years, while other plans may require a longer extension). The BPDA will submit a final proposal to DHCD by August 13, 2020.

Analysis: The BPDA anticipates that at the end of the year, BPDA staff will be in a position to make further recommendations and more specific proposals on Urban Renewal Plan boundary changes for further community engagement. BPDA staff will include any and all proposed boundary changes in its final proposal to DHCD. In addition, BPDA staff is working on a strategy to address climate resiliency measures and standards and the potential to add such measures and standards as goals through an amendment process to three Urban Renewal plans.

Framework: A framework and time table for each of the above 9 Urban Renewal Plans for further action will be included in the BPDA's final proposal to DHCD. BPDA staff anticipates that there will be further community engagement once specific recommendations for each of the 9 Urban Renewal Plans are made and presented to the community and all stakeholders.

Exhibit 1



Project	Meeting Type	Date
School Franklin Urban Renewal	Community Meeting	19-Jun-19
Meeting Organizer	Location	
Christopher Br��n, Special Project Manager, <i>BPDA</i>	1 City Hall Square, City Hall, Boston MA	

[illegible]

This information is public and can be made available to those who ask according to M.G.L. Chapter 66 Section 10. By providing your email address you are opting in to receive neighborhood email updates from the Boston Planning & Development Agency.



Urban Renewal CBD: School Franklin

June 19th, 2019



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Why Are We Here?



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2016 Urban Renewal Extension Process

- In 2016, the Commonwealth's Department of Housing and Community Development (DHCD) [approved a six-year extension of the Boston Planning and Developments Urban Renewal powers](#), which are seen as an important tool for planning and economic development.
- As we enter the mid way point of that extension the agency is coming out to all 16 Urban Renewal Areas to update the community on their actions and gain feedback into the future of each plan area.

Urban Renewal Community Engagement - Phase 1

Brunswick -
King

Park Plaza

Kittredge

North
Station

CBD School
Franklin

CBD
Boylston
Essex

Community Engagement Next Steps - Analyze

Phase 2

- Campus High School - September
- CBD South Station - September
- South Cove - October
- Fenway - October
- Downtown Waterfront - November

Phase 3

- Charlestown - November
- Government Center - December
- South End - January
- Washington Park - January
- West End - February

Who Am I?



**boston planning &
development agency**

Christopher Breen

Special Project Manager

Department Director's Office

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



Contact

✉ chris.breen@boston.gov

☎ 617.918.4202

Hi !

Urban Renewal Area Agenda

- 1. Urban Renewal Background**
- 2. Urban Renewal Action Plan**
- 3. Land Disposition Agreement Inventory Update**
- 4. Analysis and Inventory of BPDA Owned Land**
- 5. Community Feedback**



Urban Renewal Background

Urban Renewal Origins

- Urban Renewal dates back to the American Housing Act of 1949, when the Federal Government began to invest great sums of money to redevelop cities that were rapidly declining after World War II. Early Urban Renewal efforts attempted to tackle widespread blight by assembling land to develop massive infrastructure and public facilities usually at the expense of displacing poor and marginalized residents.



Urban Renewal Plan Areas



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Urban Renewal Background

The 16 Existing Urban Renewal Plans (After 2016 Extension)

- Central Business District – School-Franklin
- Central Business District – Boylston-Essex
- Central Business District - South Station
- North Station
- Government Center
- Brunswick King
- Park Plaza
- South End
- South Cove
- Kittredge Square
- Washington Park
- Campus High School
- Fenway
- Downtown Waterfront
- Charlestown
- West End

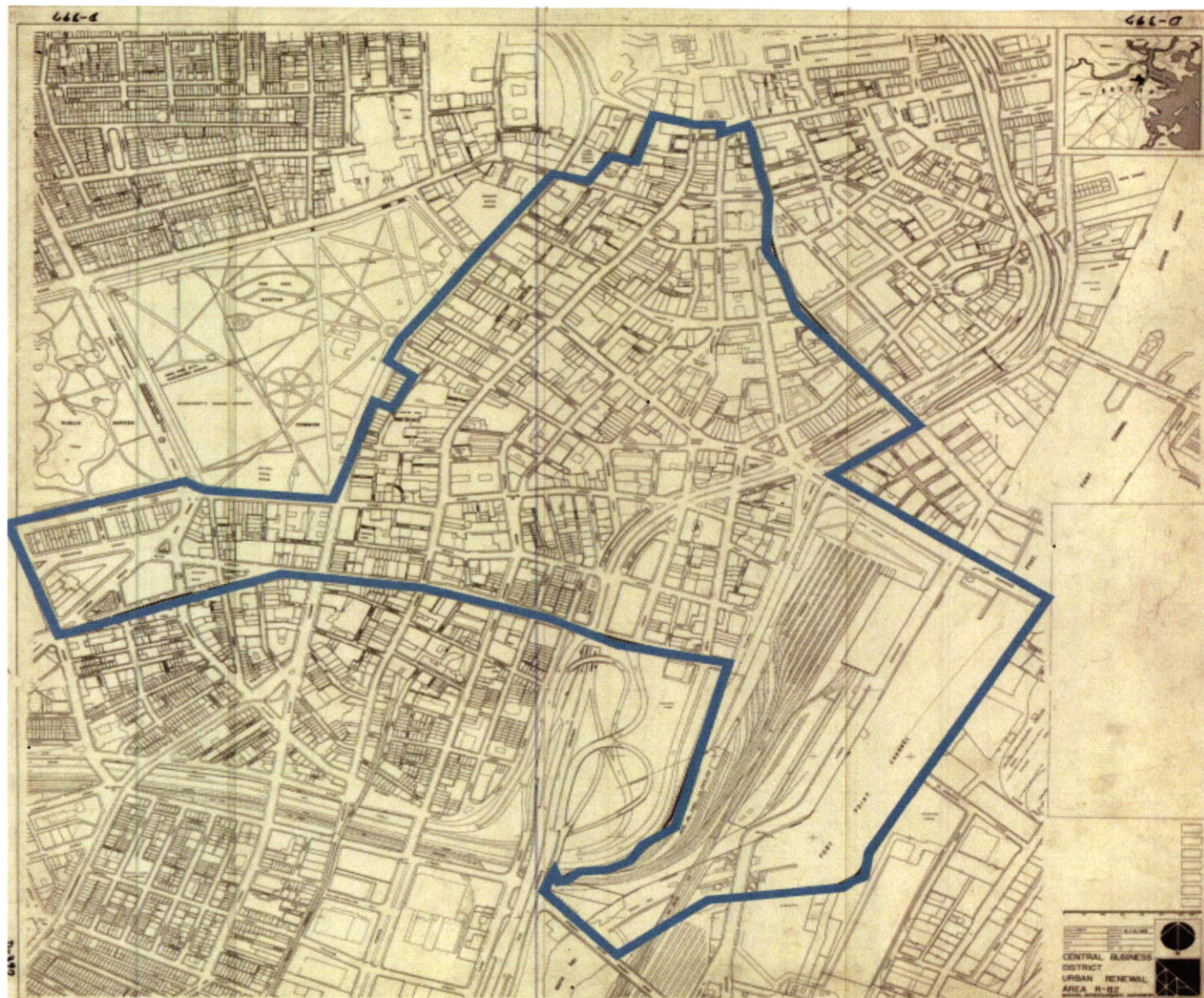
Expired Urban Renewal Plan Areas

- New York Streets
- Whitney Streets
- St. Botolph
- CBD – Bedford West
- Sumner Street
- North Harvard
- Tremont Mason



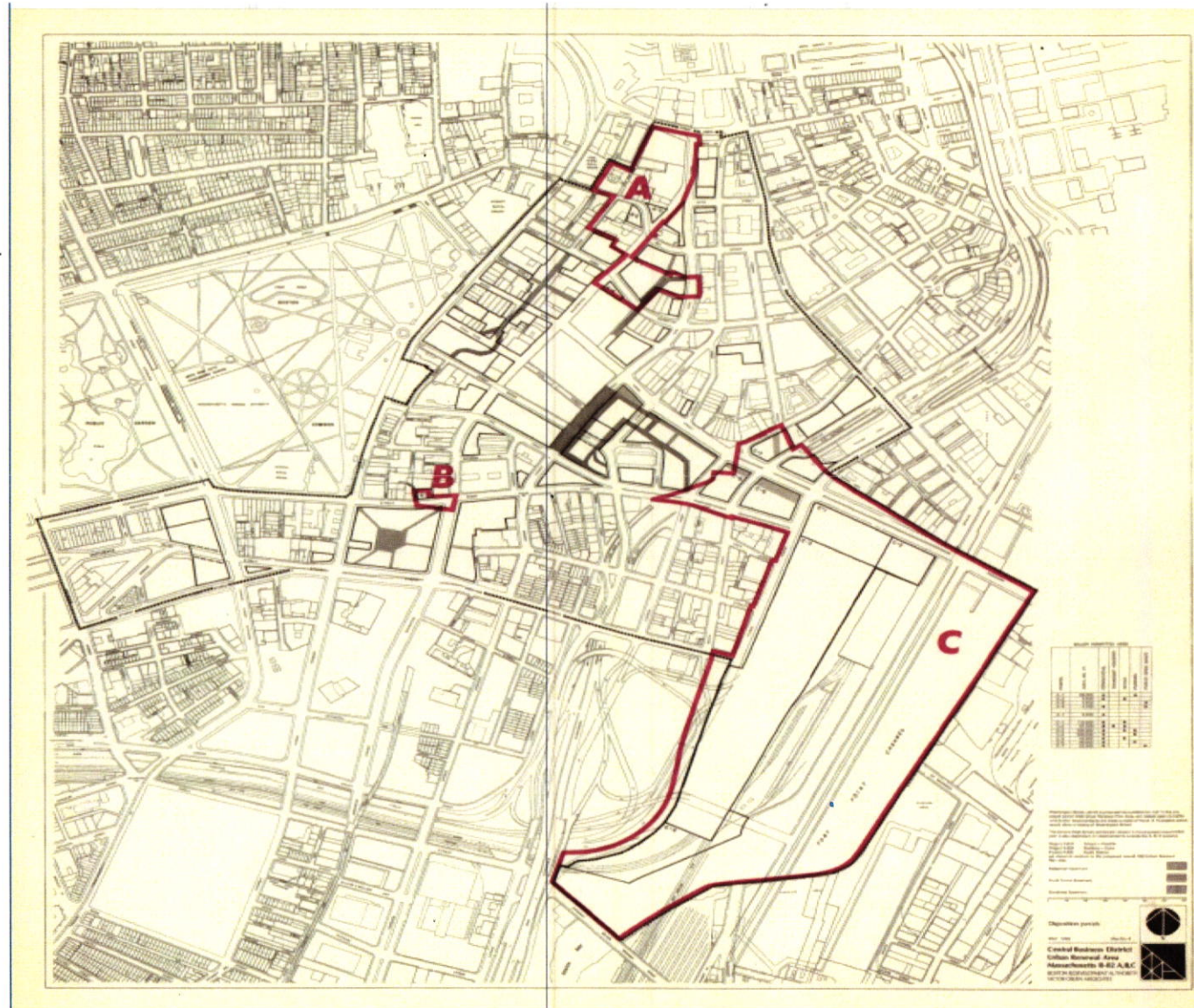
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Proposed CBD



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Resulting CBD



School Franklin – Goals

- To eliminate blighted conditions, deterioration, obsolescence, traffic congestion, incompatible land uses and other environmental deficiencies in order to facilitate sound development and orderly growth.
- To promote and expedite public and private development and investment in the area through new commercial facilities and the improvement of public utilities and services.
- To provide the basis for stabilization of property values and to encourage rehabilitation of existing real property so as to prevent decline of the area.
- To remove deteriorated, substandard and dilapidated building and structures which prevent new investment.
- To encourage increased acceptance of mass transit within the area.



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Central Business District



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Urban Renewal Tools and Terms



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Urban Renewal Tools

- Site Assembly
- Title Clearance
- Vertical Discontinuance
- Land Use Control/Land Disposition Agreement
- Urban Renewal Overlay Districts

2) BPDA : Urban Renewal Action Plan



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 thirteen (13) 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 compute 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 thirteen (13) 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 thereof to hold regarding a proposed minor modification to an urban renewal plan within the thirty day (30) notice period, with the proposal 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 Chinatown. 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 Chinatown.

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. Braintree-King Urban Renewal Plan
2. Campus High School Urban Renewal Plan
3. Central Business District Doyle-Franklin Plan
4. Central Business District South Station Plan
5. Central Business District South Station Plan
6. Chinatown Urban Renewal Plan
7. Downtown Waterfront-Financial Hill Urban Renewal Plan
8. Fenway Urban Renewal Plan
9. Government Center Urban Renewal Plan
10. Kenmore Square Urban Renewal Plan
11. Park Plaza Urban Renewal Plan
12. South Cove Urban Renewal Plan
13. South End Urban Renewal Plan
14. Washington Park Urban Renewal Plan

In City Council March 25, 2016. Passed: page 10, vote 5 (Jackson, Freese, Zakari)
Approved by the Mayor March 28, 2016.

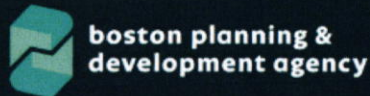
Attest:
Matthew Treanor
City Clerk

BPDA Urban Renewal Website



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BPDA Urban Renewal Website



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[Planning Initiatives](#)

[Community Planning](#)

[Institutional Planning](#)

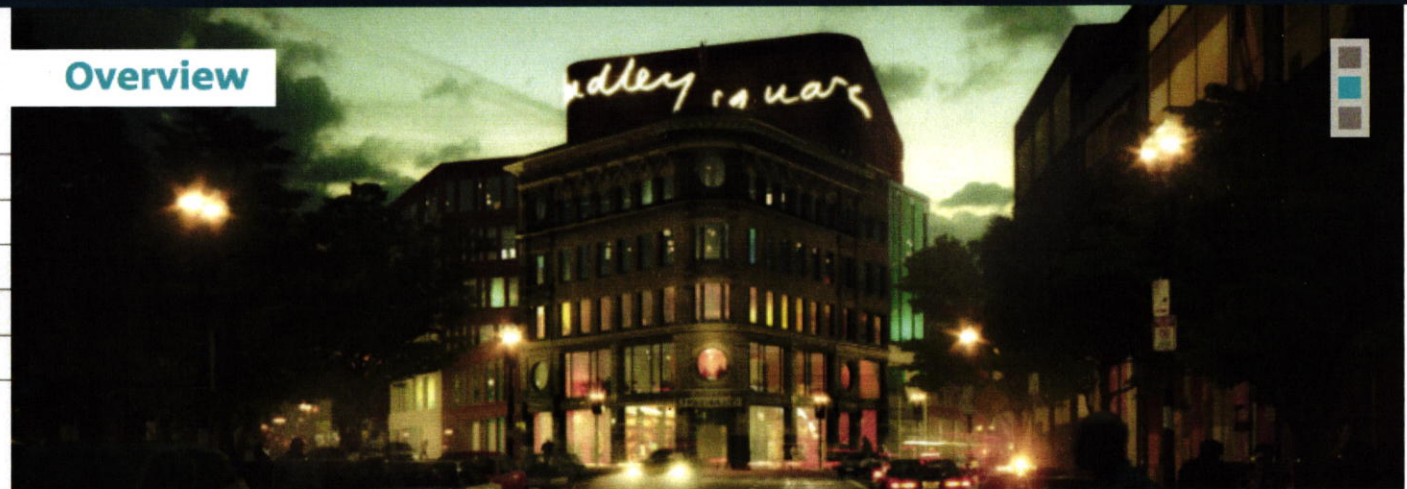
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[Urban Design](#)

[Urban Renewal](#)

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

Overview



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

...atter is sponsored by Council President Michelle Wu and was

EVENTS

09
Mar

Washington Park
Potential
Housing Sites
Public Meeting

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
North Harvard	09/22/2016	08/13/2013	N/A
North Station	09/22/2016	07/11/2007	PDF
Park Plaza	09/22/2016	10/17/2011	PDF
South Cove	11/02/2018	08/11/2017	PDF
South End	09/22/2016	05/14/2018	PDF



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Land Disposition Procedures and Actions



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Community Meetings and RFP Process



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[Raymond L. Flynn Marine Park](#)

[BPDA Owned Land](#)

[RFPs, RFQs, Bids](#)

[Spaces for Lease](#)

SALE OF 41 REGENT STREET, ROXBURY - PARCEL L-43-B WITHIN THE WASHINGTON PARK URBAN RENEWAL AREA

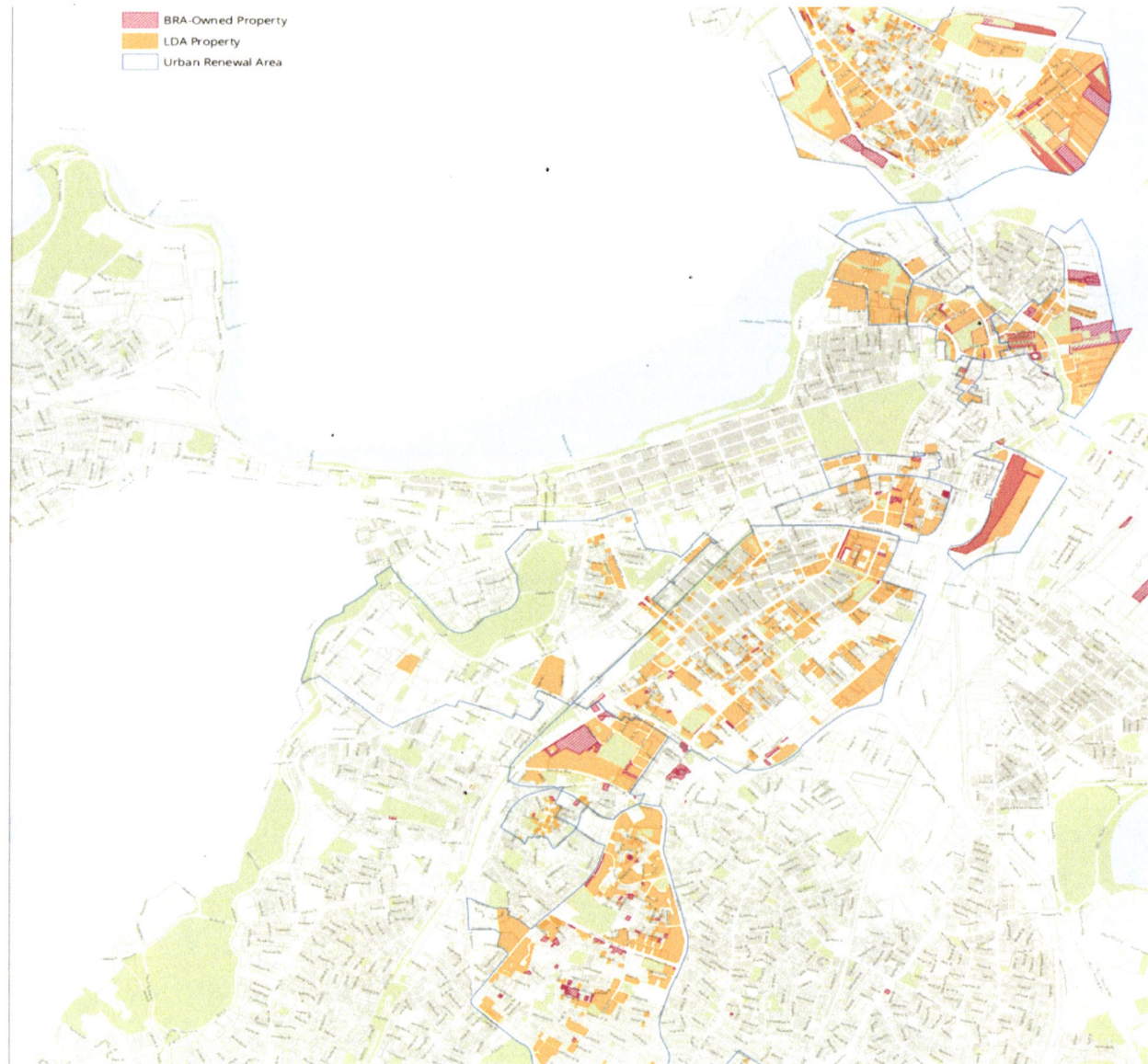
The Boston Redevelopment Authority d/b/a the Boston Planning & Development Agency ("BRA") is pleased to issue this [Request for Proposals \("RFP"\)](#) for the redevelopment of Parcel L-43B, located at 41 Regent Street, ("Parcel") in the Washington Park Urban Renewal Area, Project No. Mass. R-24. The Parcel is available from the BRA for sale and development to create residential use. Preference will be given to the proposals that include homeownership units in the proposed project.

	Type	RFP	
	Status	Open	
	Date Available	02/09/2017 12:00	
	Due Date	04/07/2017 12:00	
	Pre Bid Due Date	02/28/2017 10:00	
	Contact	Francis.Collins@boston.gov	

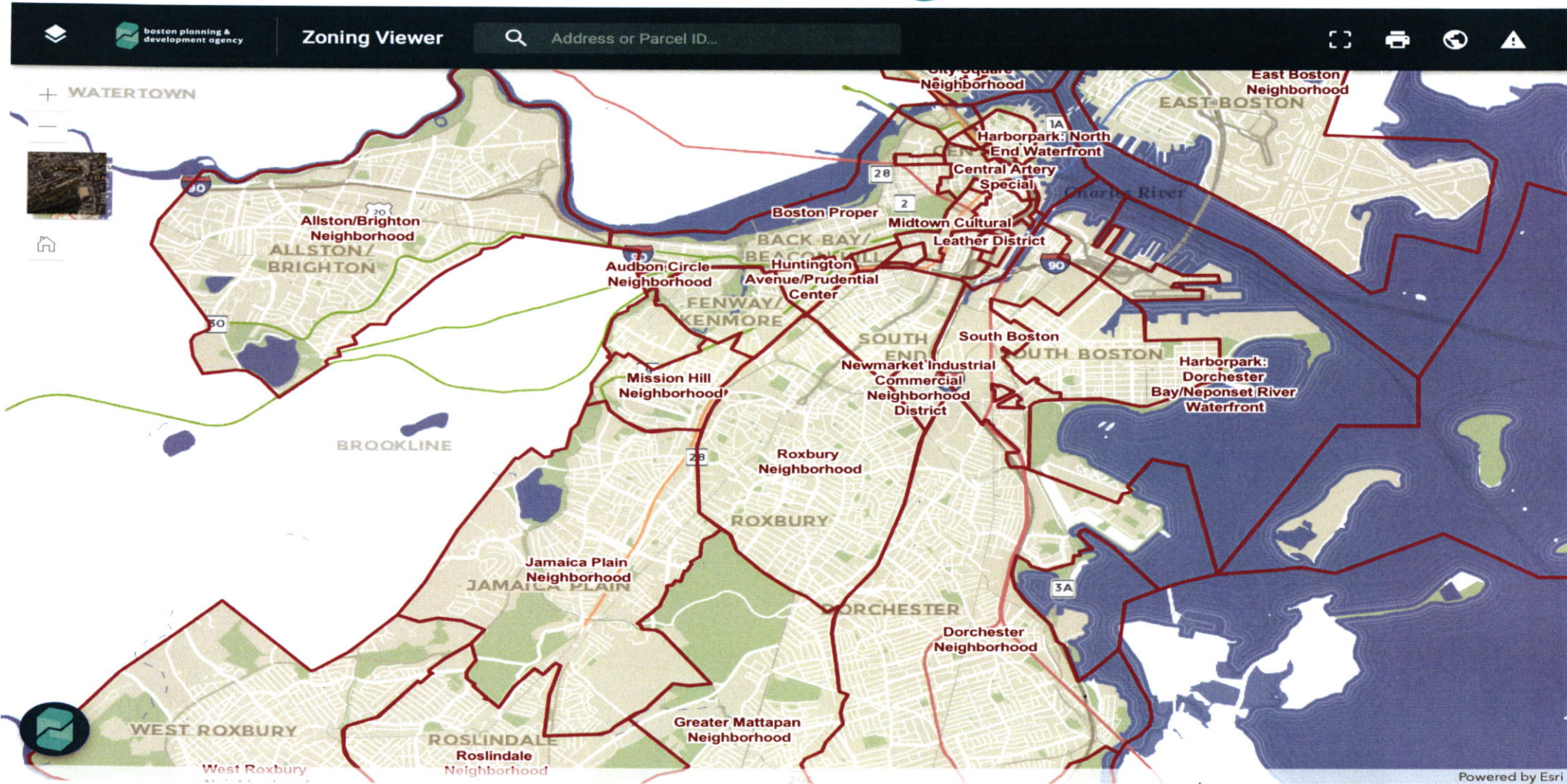
Completion of LDA & BPDA Owned Property Inventory



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Urban Renewal on the Zoning Viewer

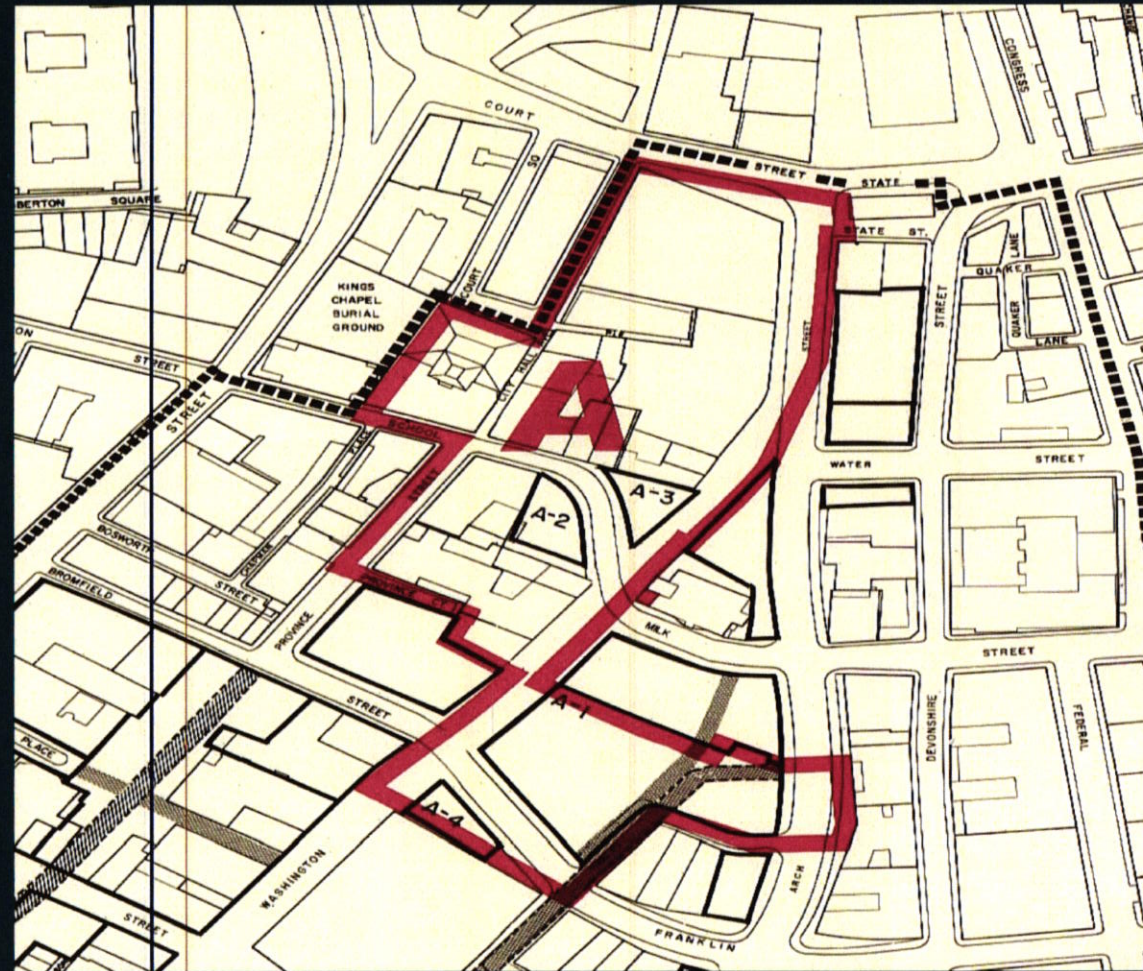
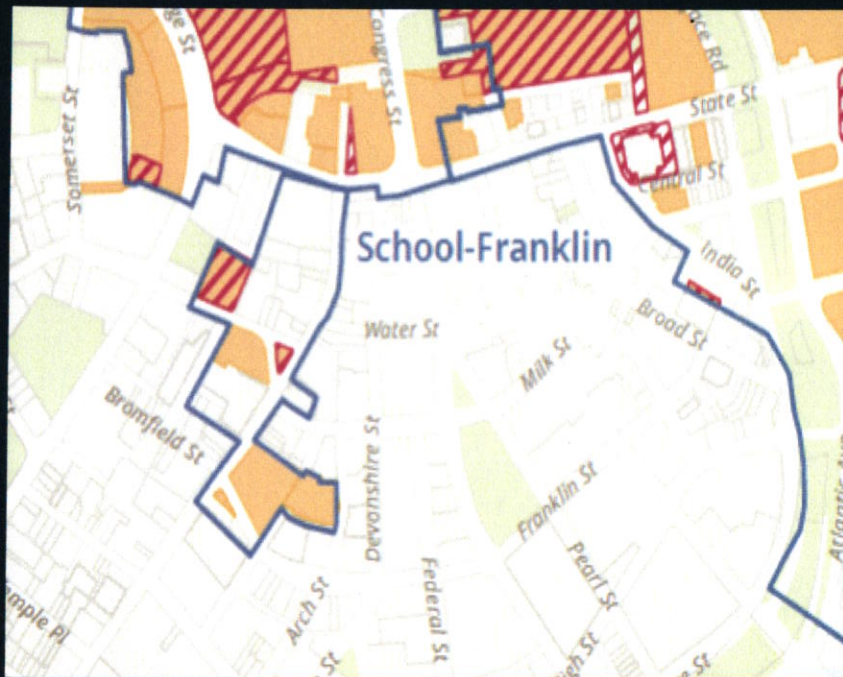


3) Land Disposition Agreement Inventory



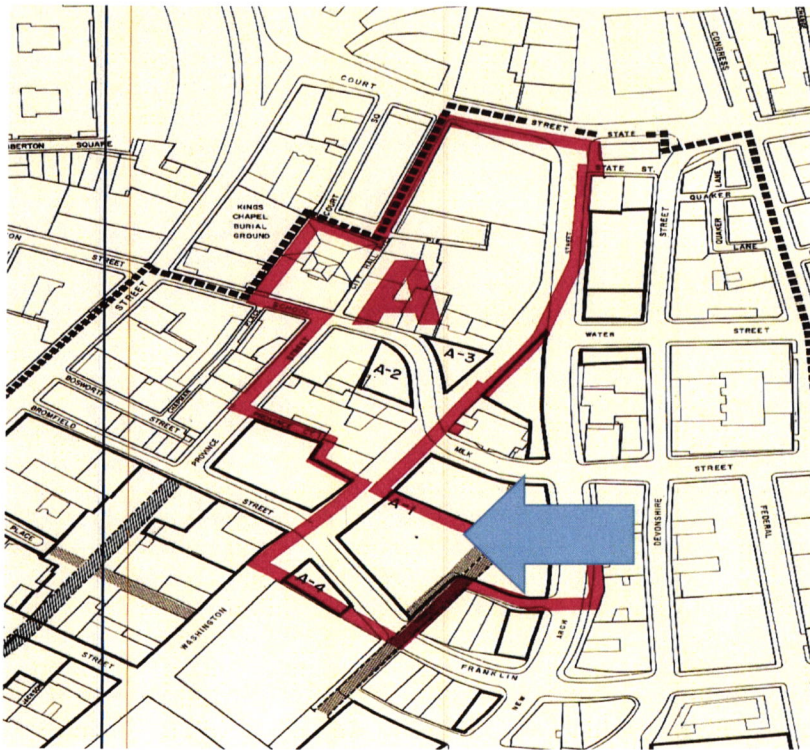
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CBD: School-Franklin

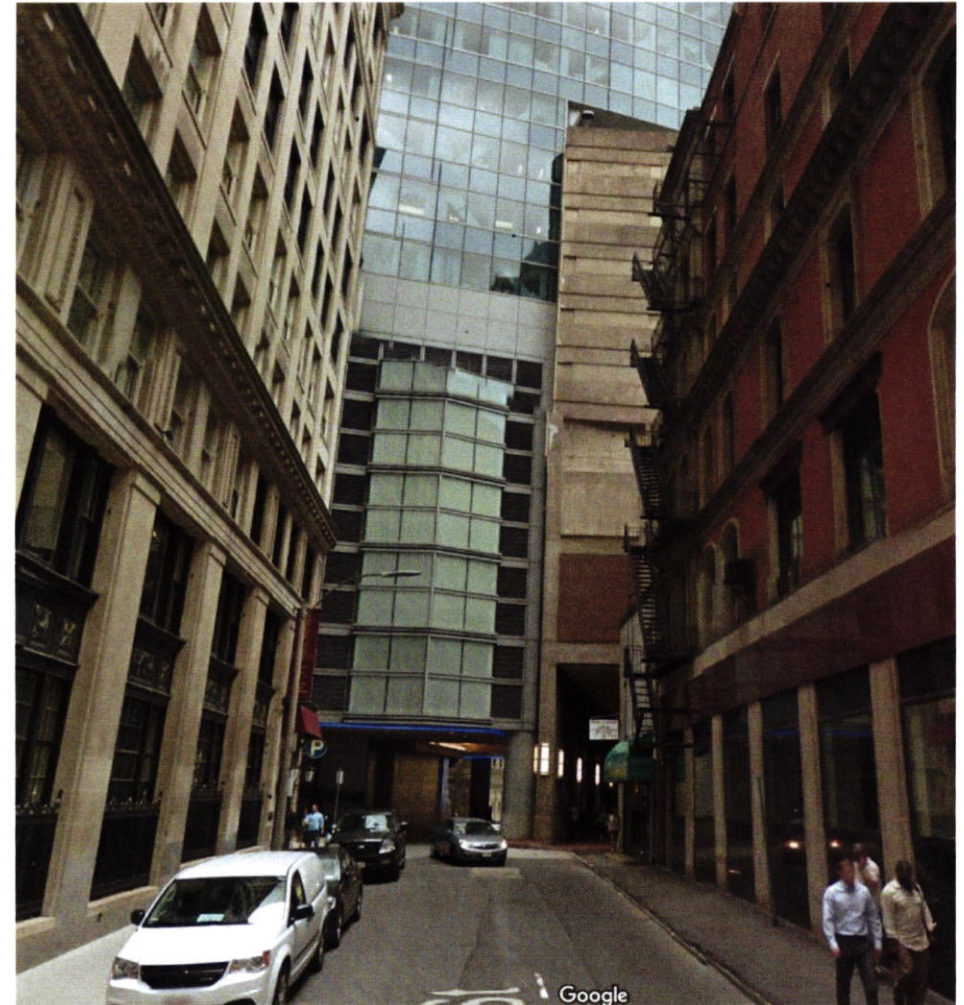


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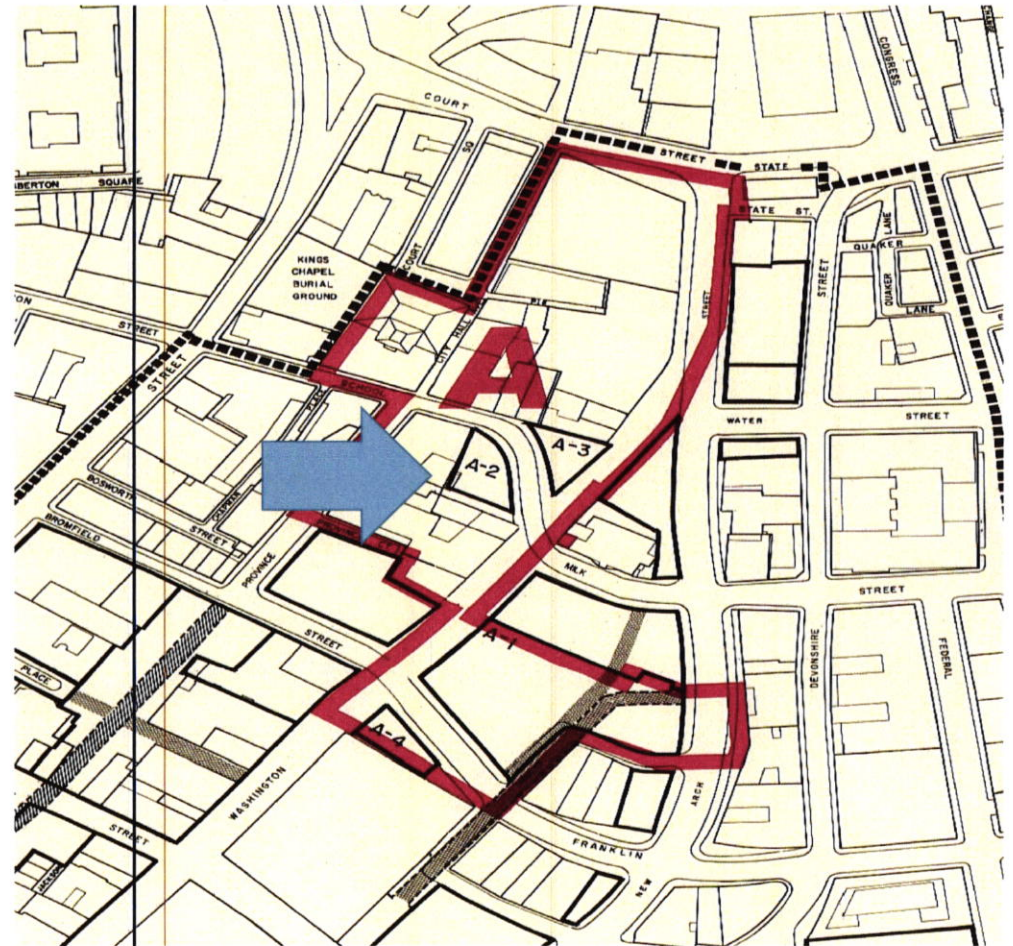
Parcel A-1 350 Washington St (Formerly Woolworths)



Parcel A-1: 33 Arch Street



Parcel A-2 (Walgreens – Formerly Borders)



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Parcel A-2 Walgreens

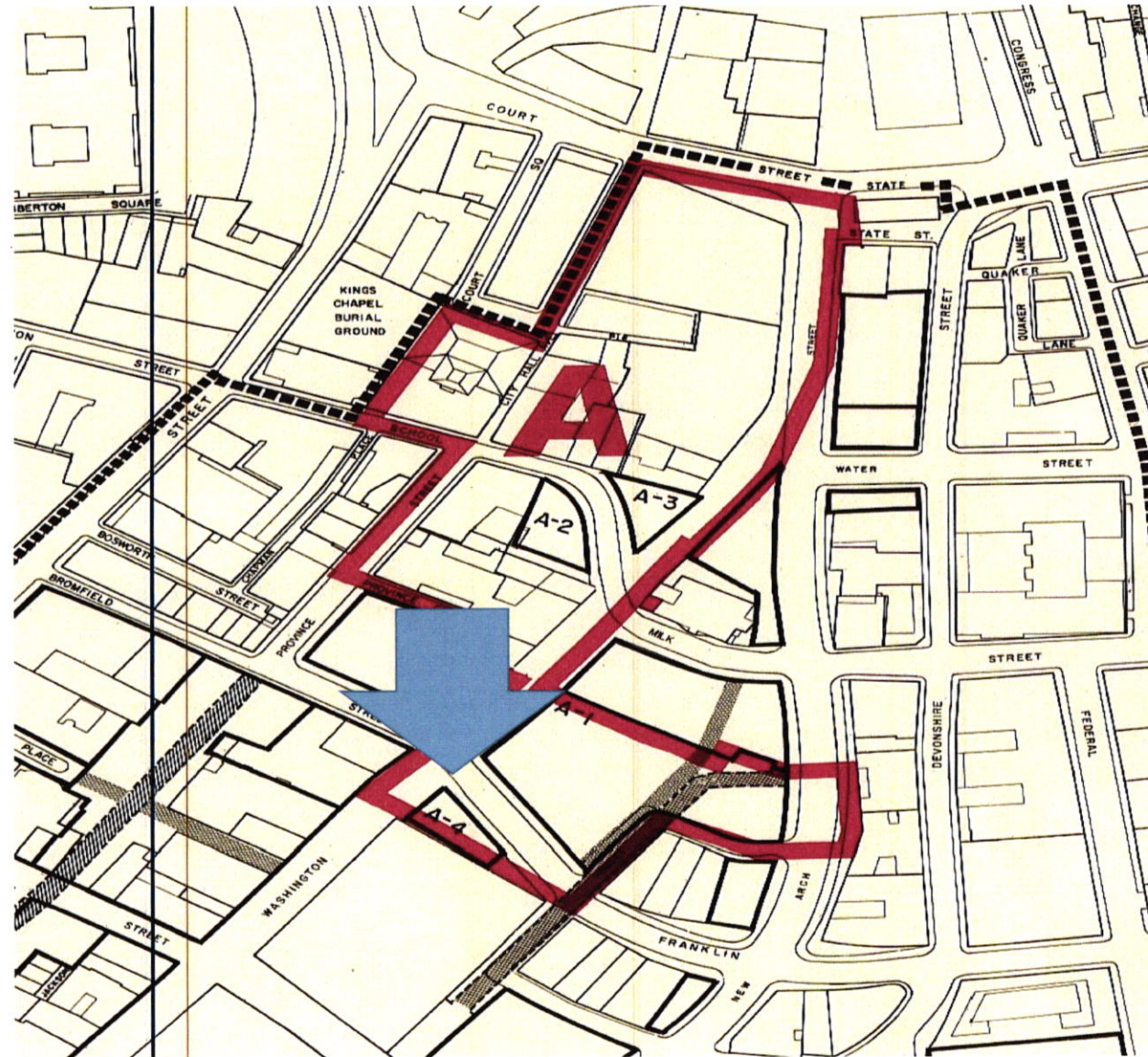


Parcel A-4

Shoppers
Park



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Shoppers Park

(Past)



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Shoppers Park



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4) BPDA Owned Property



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OLD CITY HALL



Parcel A-3 : Irish Famine Memorial



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5) Feedback



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Exhibit 2



Project	Meeting Type	Date
Brunswick-King Urban Renewal	Community Meeting	25-Jun-19
Meeting Organizer	Location	
Christopher Breen, Special Project Manager, <i>BPDA</i>	Grove Hall Community Center - Roxbury	

[illegible]

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Urban Renewal Brunswick-King

June 25th, 2019



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Why Are We Here?



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Urban Renewal Community Engagement - Phase 1

Brunswick -
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Park Plaza

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North
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- Campus High School - September
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Department Director's Office

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Contact

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☎ 617.918.4202

Hi !

Urban Renewal Area Agenda

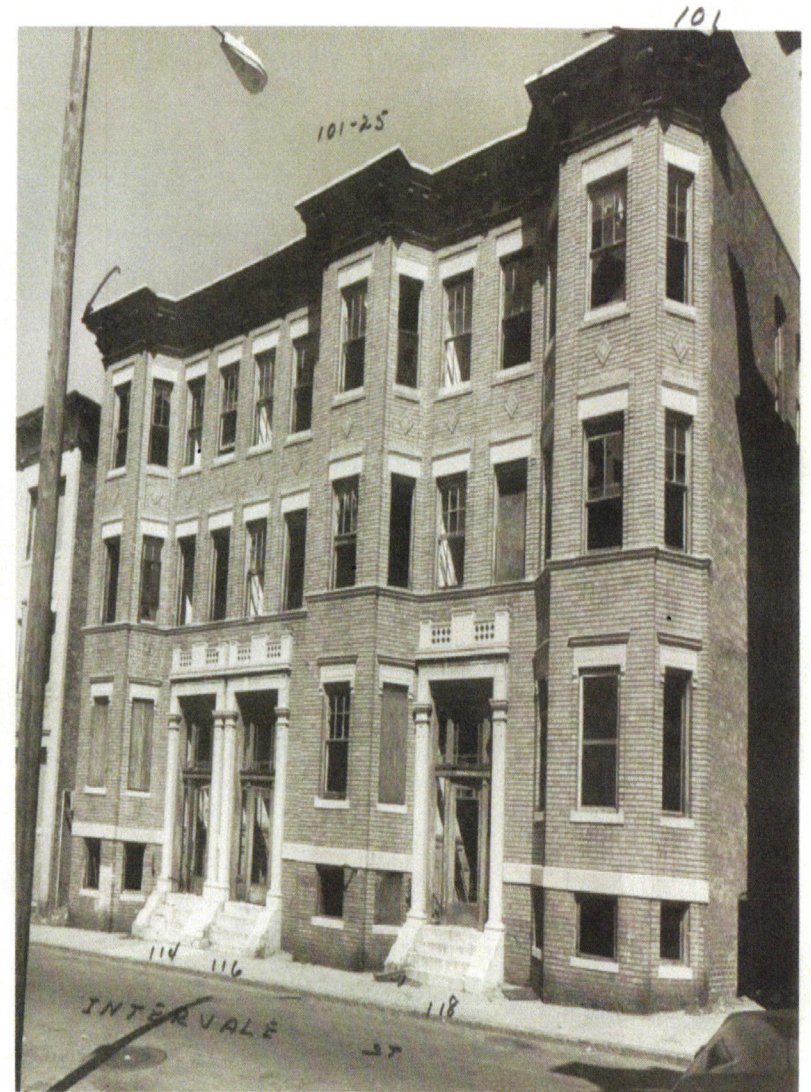
- 1. Urban Renewal Background**
- 2. Urban Renewal Action Plan**
- 3. Land Disposition Agreement Inventory Update**
- 4. Analysis and Inventory of BPDA Owned Land**
- 5. Community Feedback**



Urban Renewal Background

Urban Renewal Origins

- Urban Renewal dates back to the American Housing Act of 1949, when the Federal Government began to invest great sums of money to redevelop cities that were rapidly declining after World War II. Early Urban Renewal efforts attempted to tackle widespread blight by assembling land to develop massive infrastructure and public facilities usually at the expense of displacing poor and marginalized residents.



Reasoning: Public Investment

- Creation of New Residential and Affordable Housing Restrictions
- Parks and Open Space
- Commercial Spaces and Community Shopping Plaza's
- New Public Libraries, Schools, Police and Fire Stations
- New Transportation Modes (Bus stops and MBTA Stations and removal of elevated trains)
- Rehabilitation of Older Buildings and Spurred Investment via New Developments

Urban Renewal Plan Areas



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Land Disposition Procedures and Actions



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Community Meetings and RFP Process



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SALE OF 41 REGENT STREET, ROXBURY - PARCEL L-43-B WITHIN THE WASHINGTON PARK URBAN RENEWAL AREA

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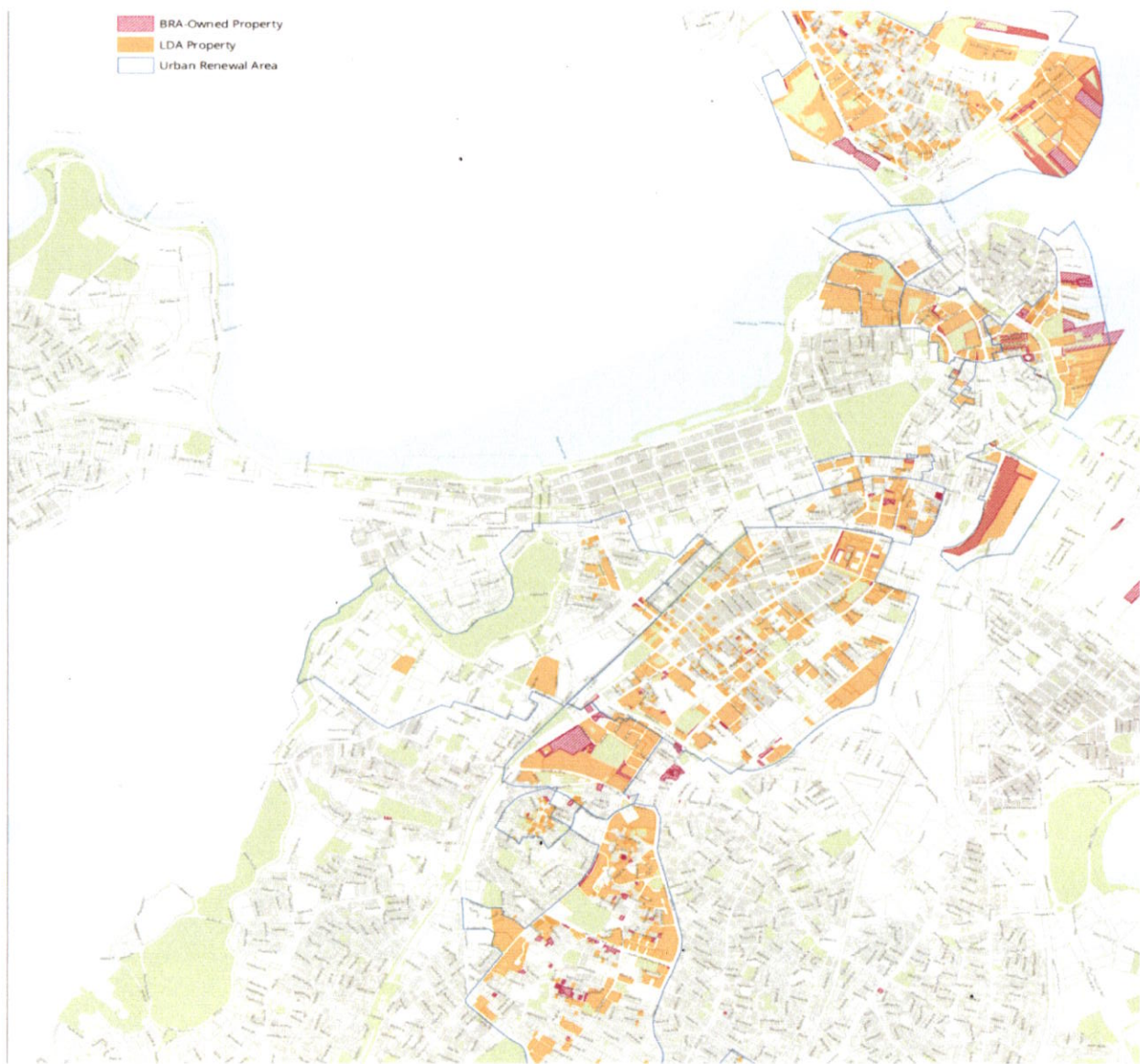
	Type	RFP	 
	Status	Open	
	Date Available	02/09/2017 12:00	
	Due Date	04/07/2017 12:00	
	Pre Bid Due Date	02/28/2017 10:00	
	Contact	Francis.Collins@boston.gov	

Completion of LDA & BPDA Owned Property Inventory

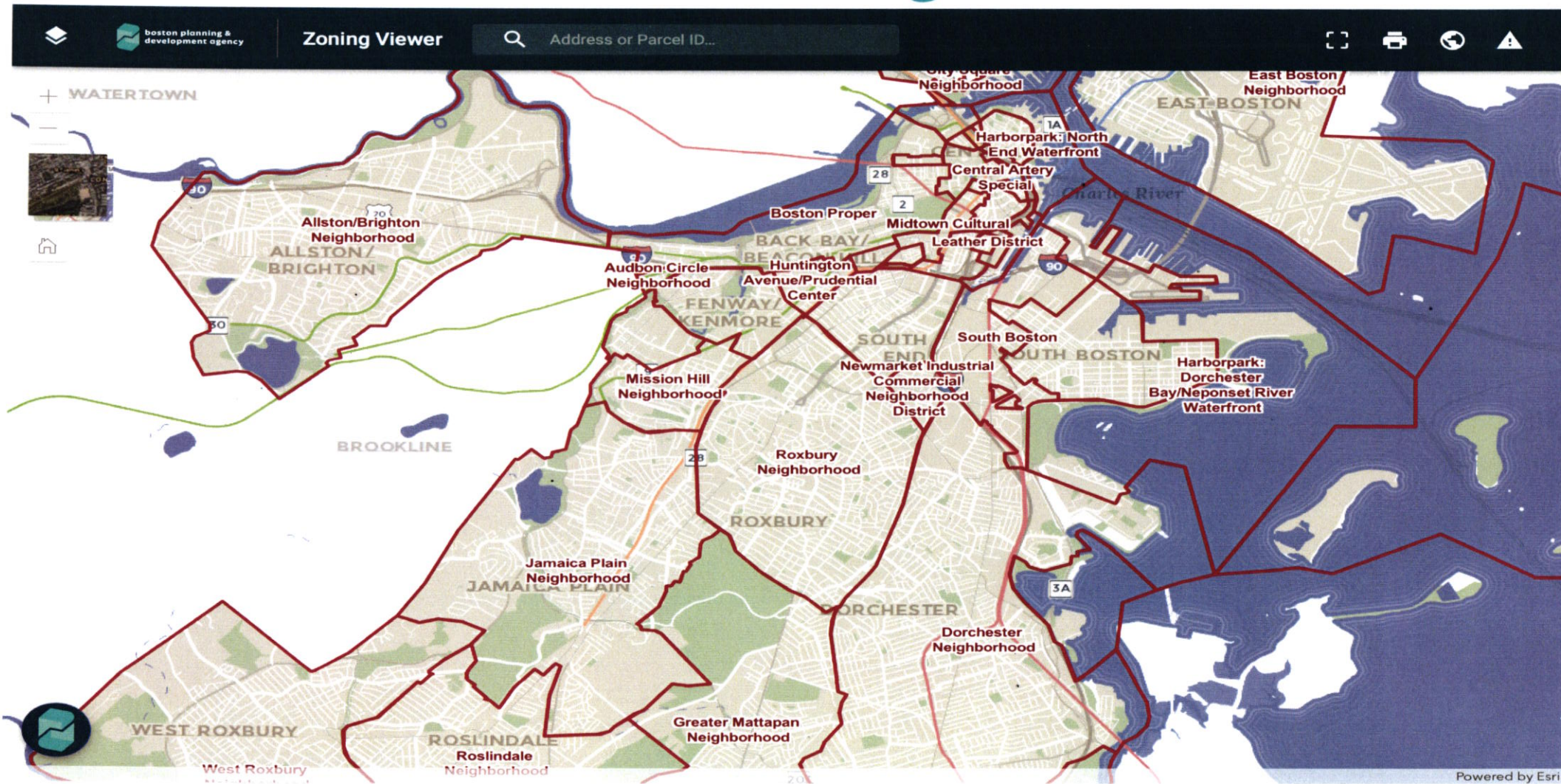


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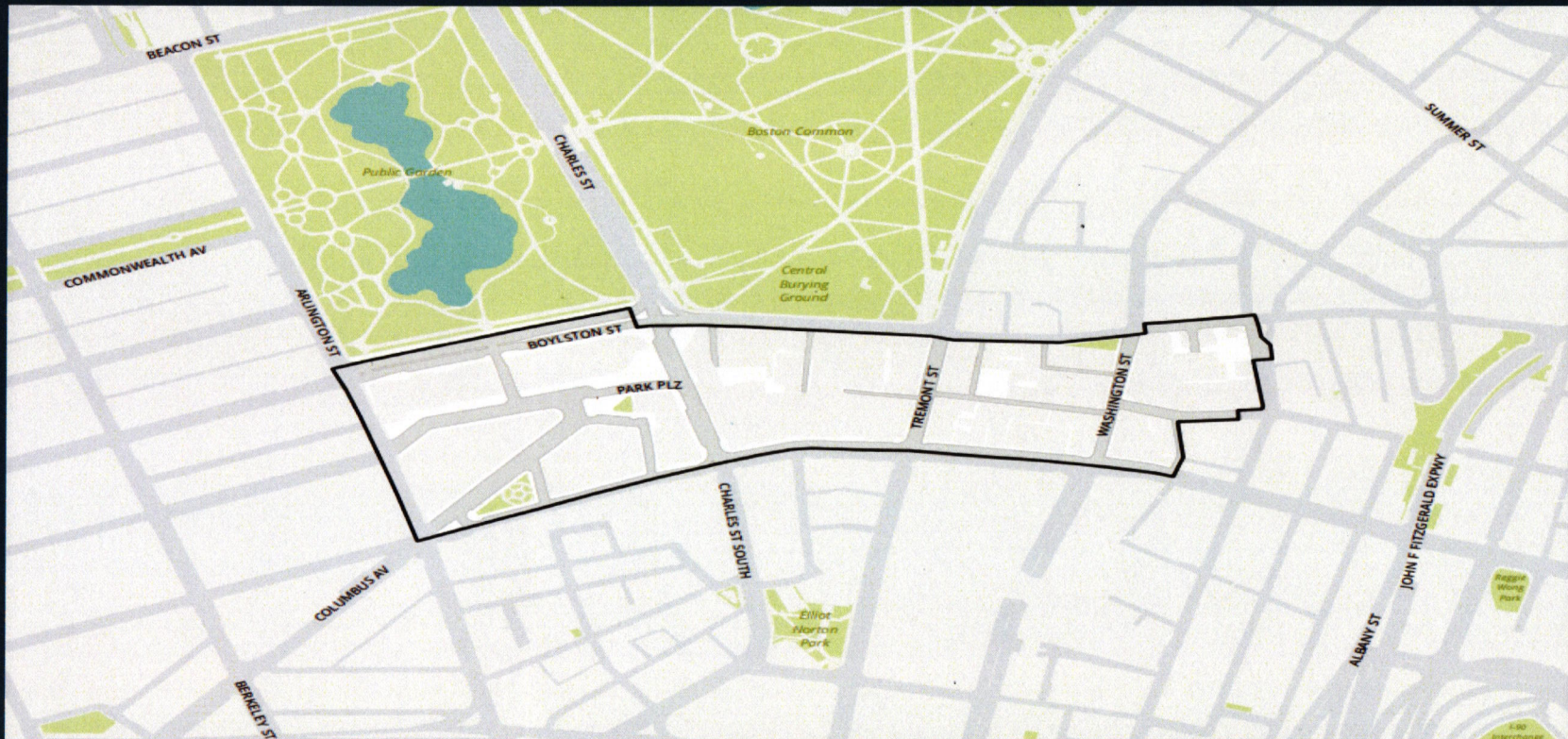
BRA-Owned Property
LDA Property
Urban Renewal Area



Urban Renewal on the Zoning Viewer



Park Plaza



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Park Plaza – Goals

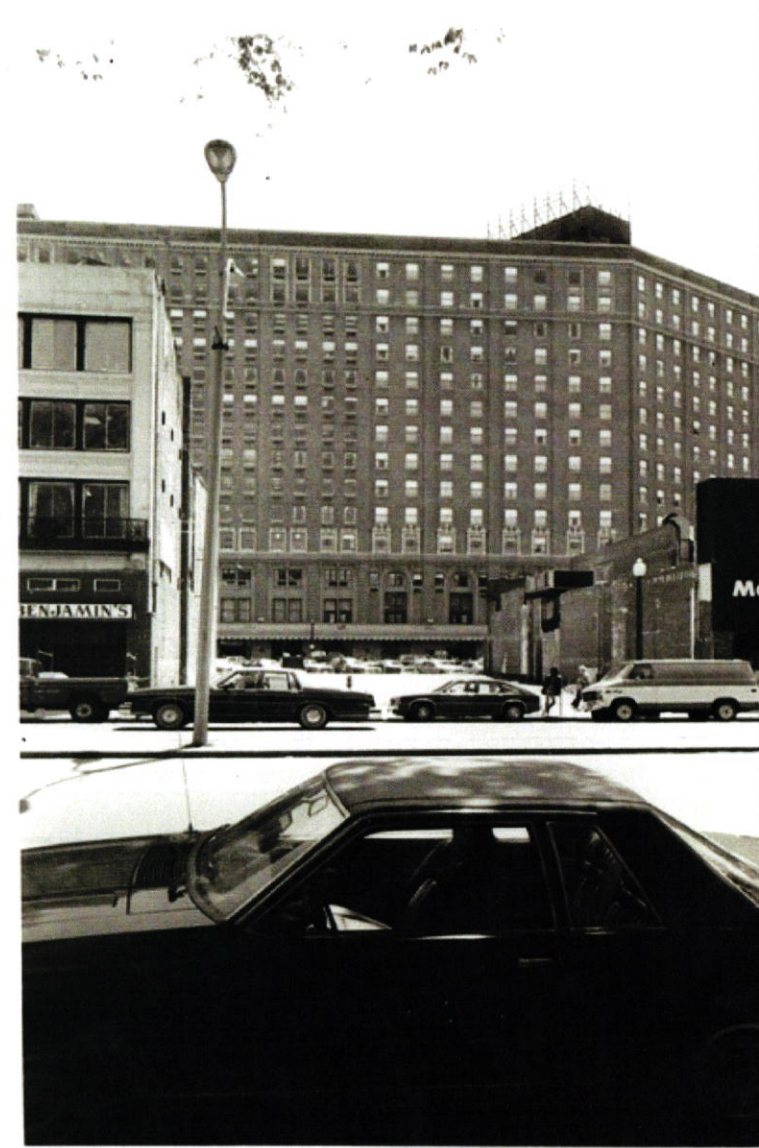
- To facilitate the creation of a high density, mixed use community in the heart of the city.
- To facilitate redevelopment of existing garages, obsolete public buildings, and private development opportunities.
- To preserve and enhance historic resources of the area.
- To create improved connections from Chinatown through Back Bay.
- To support expansion of the area's Institutional and Mixed Uses.
- To increase tax revenue by redeveloping underutilized parcels.



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Park Plaza Urban Renewal Plan

- Only State Plan
- Changes in Height and Floor Area Ratio (FAR) are Major Modifications requiring City Council and DHCD approval



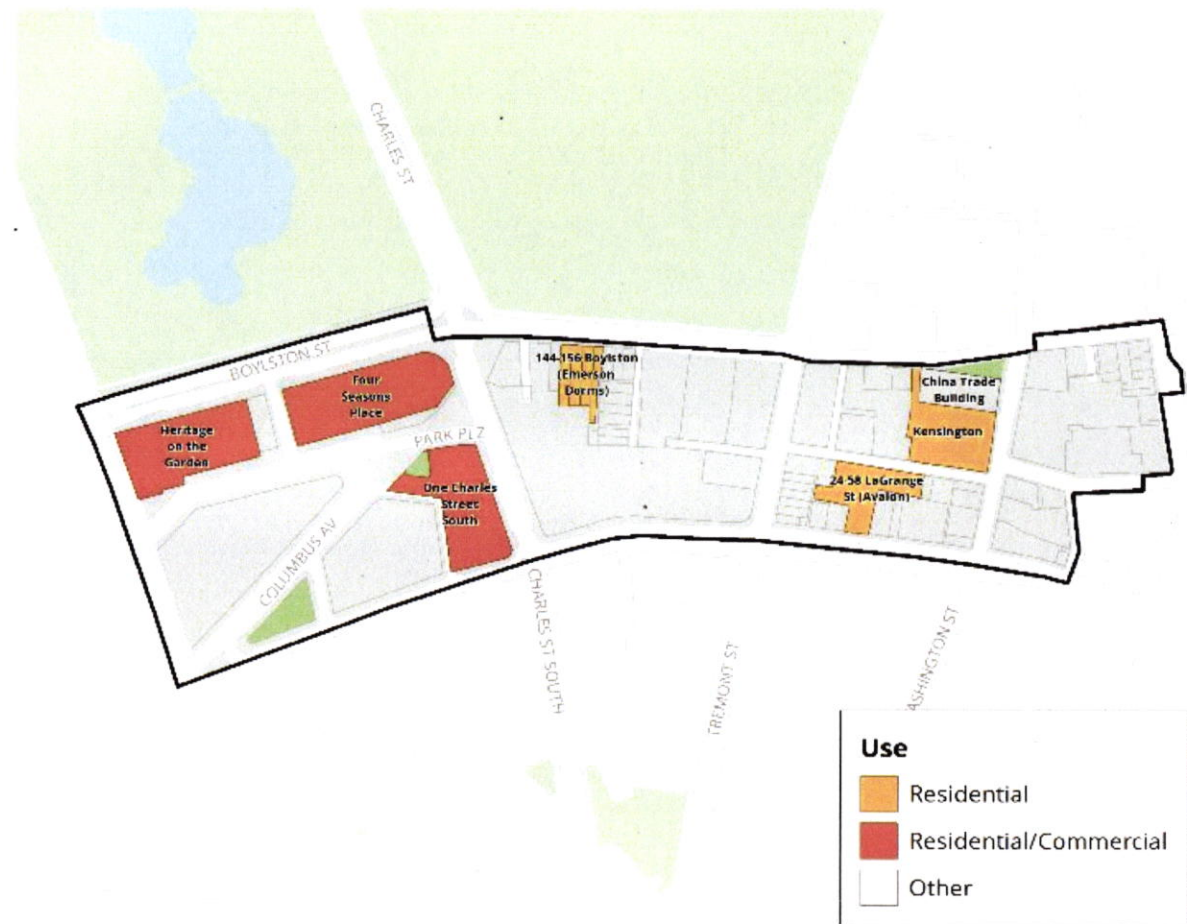
Park Plaza Urban Renewal Area



Park Plaza Urban Renewal Area Disposition Parcels



Park Plaza Urban Renewal Area LDA Parcels



3) Land Disposition Agreement Inventory

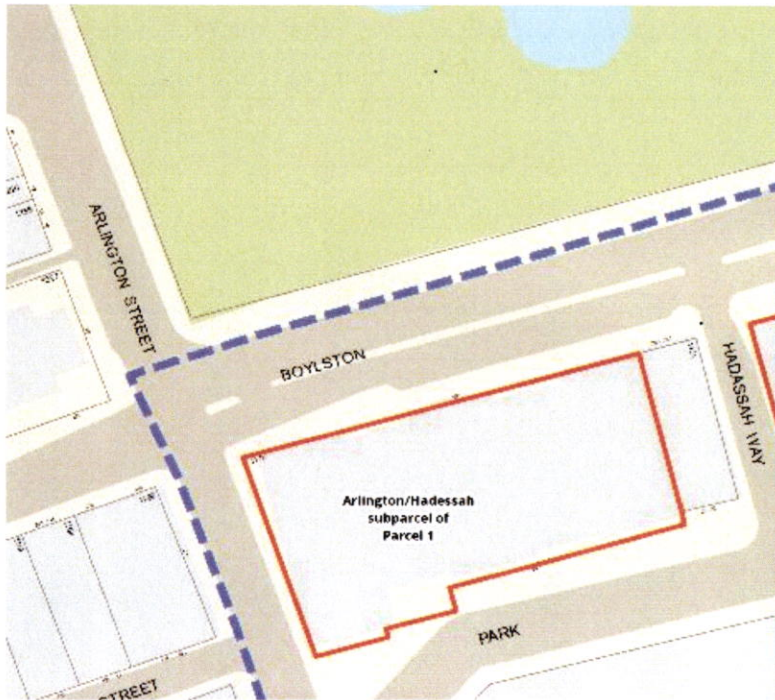


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development agency**

Parcel 1

Arlington/Hadassah Sub-Parcel

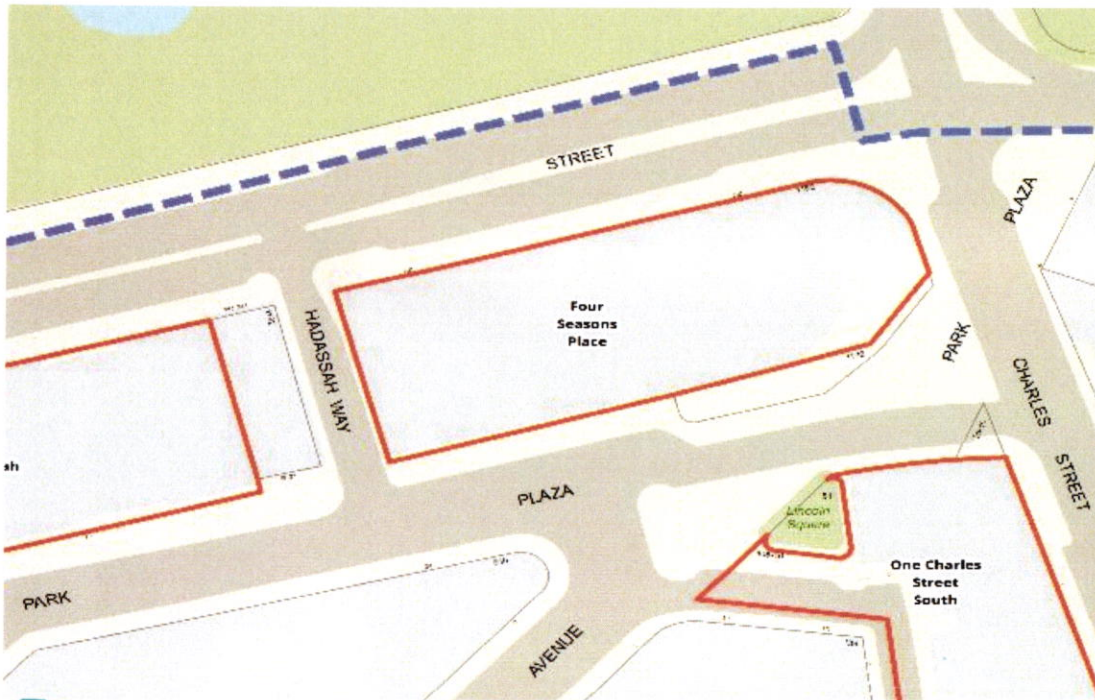
Heritage on the Garden



Parcel 1

Hadassah/Charles Sub-Parcel

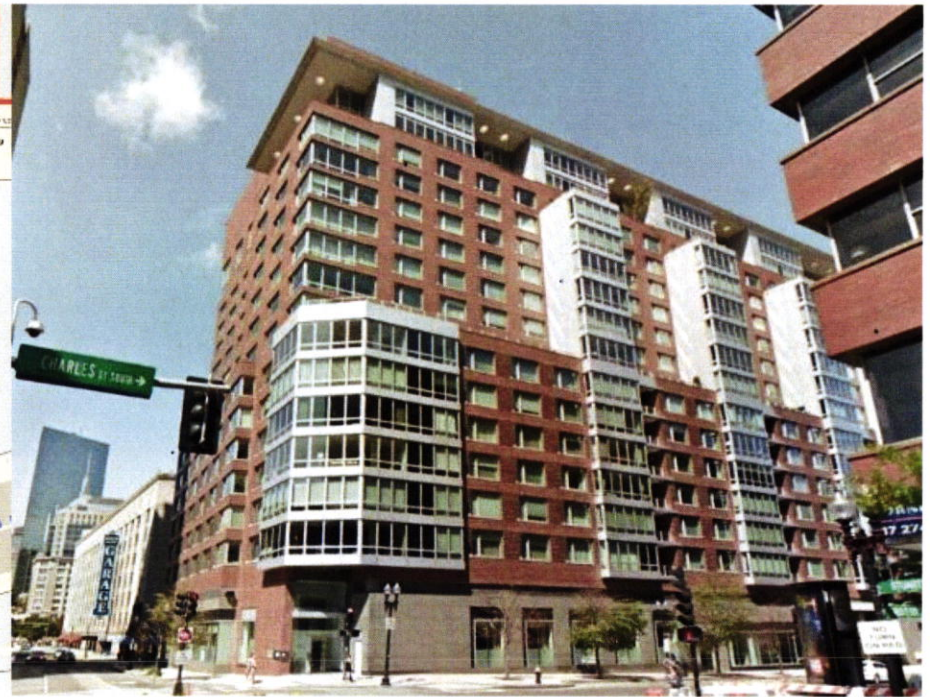
Four Seasons Hotel Boston



Parcel 2

Park Square

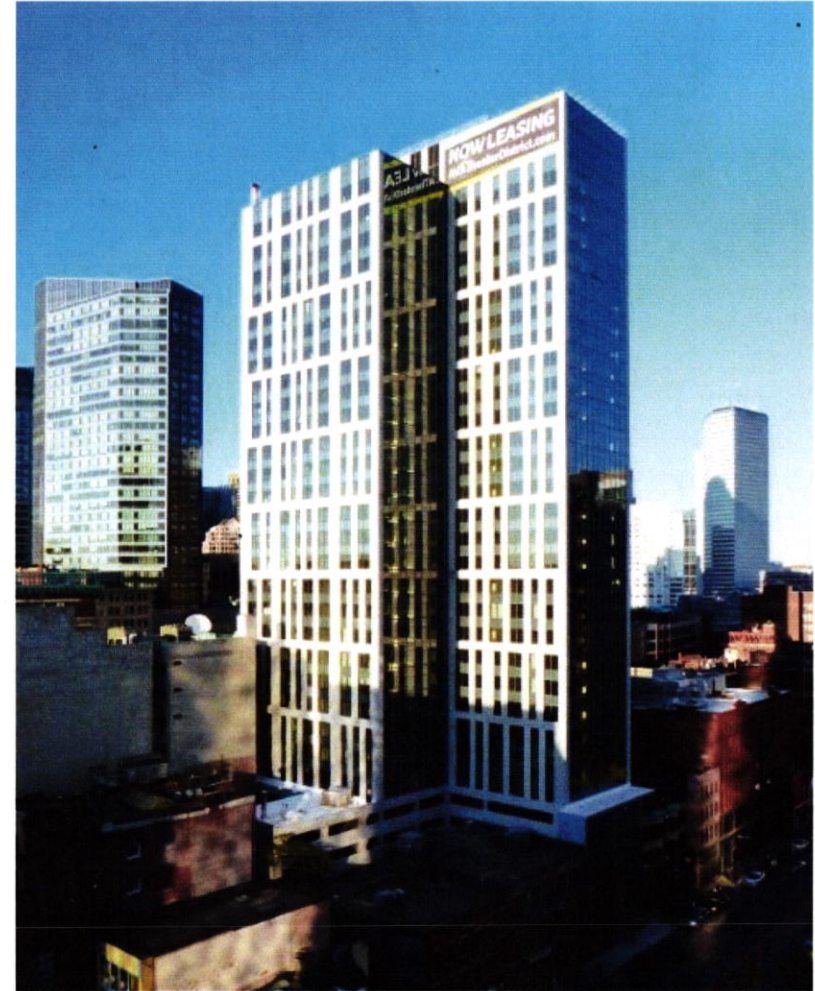
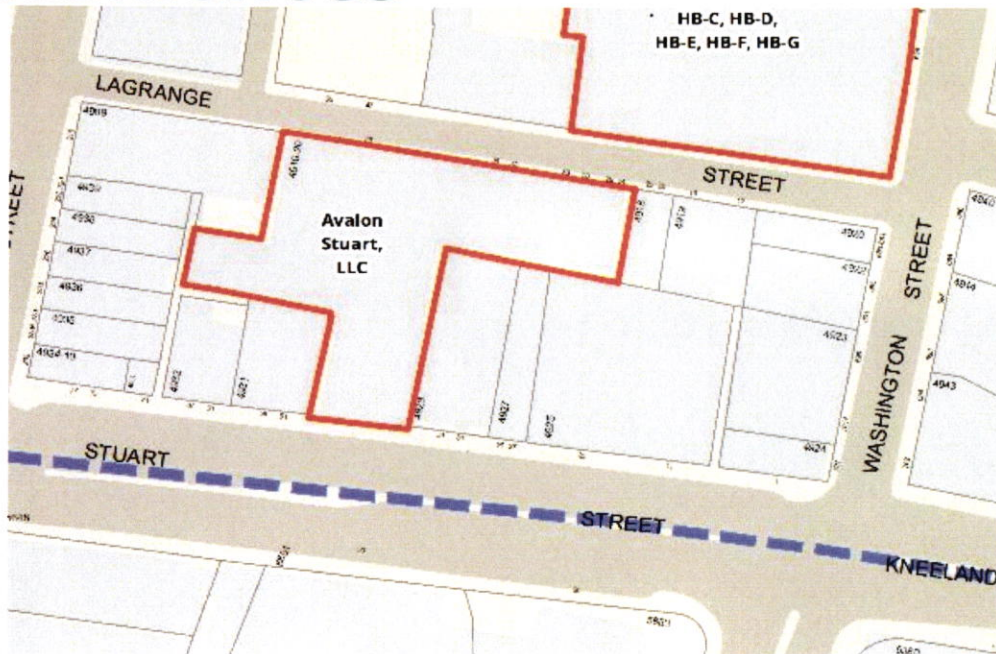
1 Charles Street Condominium



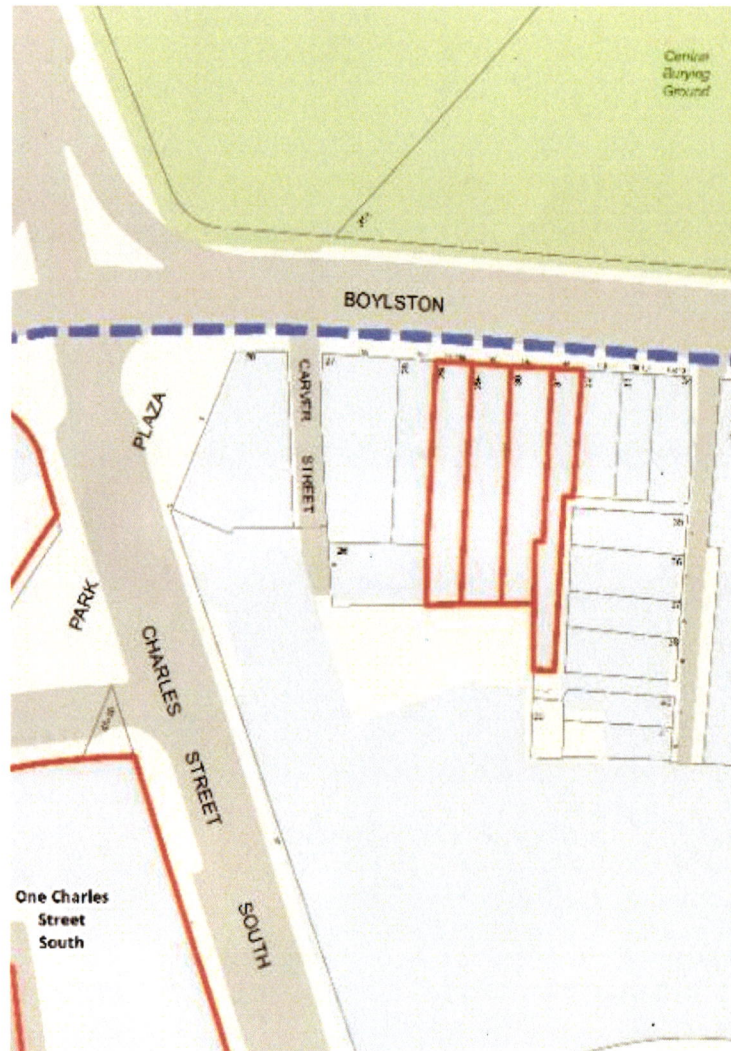
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Parcel 4

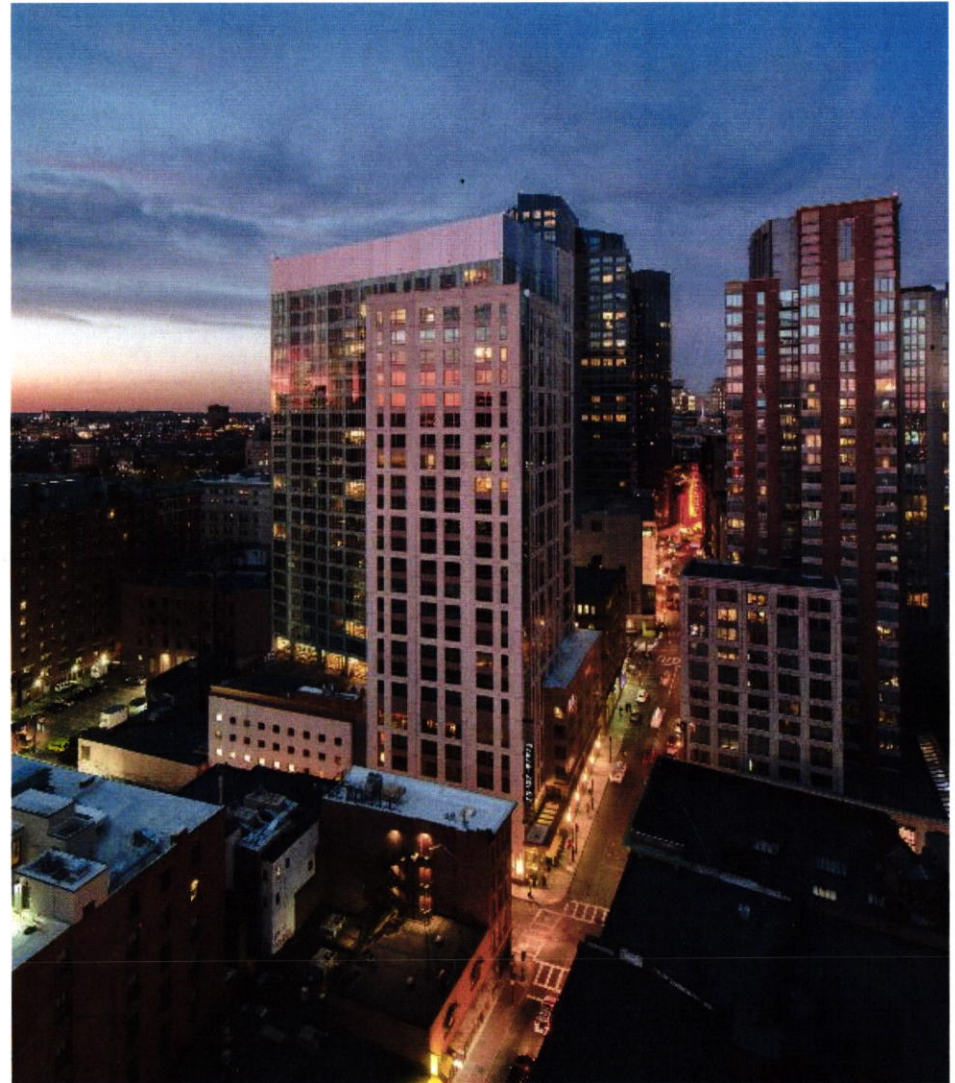
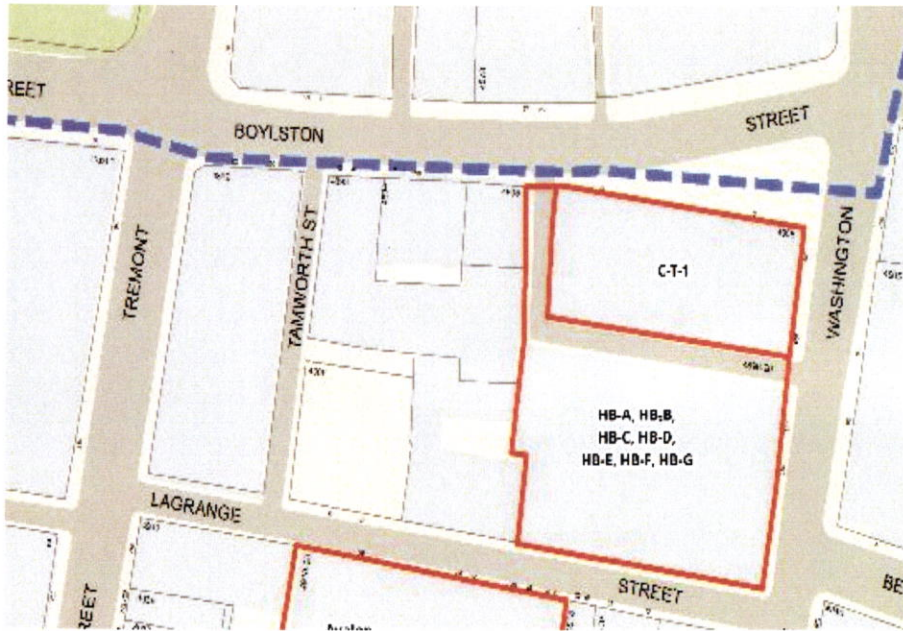
45 Stuart Street Residences



144-156 Boylston Street Emerson Dormitory



The Kensington



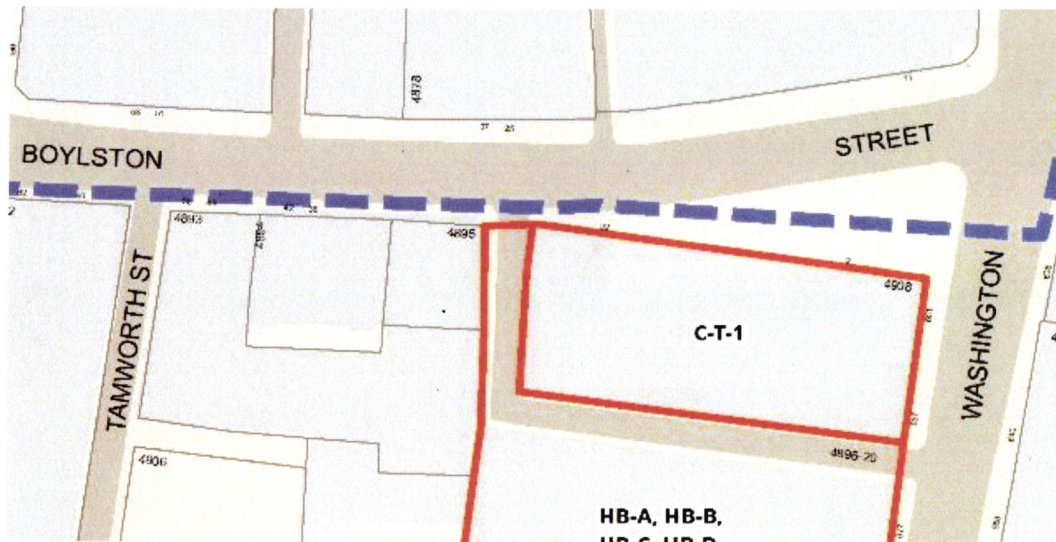
4) BPDA Owned Property



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Parcel C-T-1

China Trade Building



5) Feedback



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Exhibit 4

[illegible]

This information is public and can be made available to those who ask according to M.G.L. Chapter 66 Section 10. By providing your email address you are opting in to receive neighborhood email updates from the Boston Planning & Development Agency.

An aerial photograph of the Boston skyline, showing a dense cluster of skyscrapers and buildings along the waterfront. The harbor is visible in the foreground, with several boats and piers. The sky is clear and blue.

Urban Renewal CBD Boylston Essex

July 15th, 2019



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Why Are We Here?



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development agency**

2016 Urban Renewal Extension Process

- In 2016, the Commonwealth's Department of Housing and Community Development (DHCD) [approved a six-year extension of the Boston Planning and Developments Urban Renewal powers](#), which are seen as an important tool for planning and economic development.
- As we enter the mid way point of that extension the agency is coming out to all 16 Urban Renewal Areas to update the community on their actions and gain feedback into the future of each plan area.

Urban Renewal Community Engagement - Phase 1

Brunswick -
King

Park Plaza

Kittredge

North
Station

CBD School
Franklin

CBD
Boylston
Essex

Community Engagement Next Steps

Phase 2

- Campus High School - September
- CBD South Station - September
- South Cove - October
- Fenway - October
- Downtown Waterfront - November

Phase 3

- Charlestown - November
- Government Center - December
- South End - January
- Washington Park - January
- West End - February

Who Am I?



**boston planning &
development agency**

Christopher Breen

Special Project Manager

Department Director's Office

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Contact

✉ chris.breen@boston.gov

☎ 617.918.4202

Hi !

Urban Renewal Area Agenda

1. Urban Renewal Background
2. Urban Renewal Action Plan
3. Land Disposition Agreement Inventory Update
4. Analysis and Inventory of BPDA Owned Land
5. Community Feedback



Urban Renewal Background

Urban Renewal Origins

- Urban Renewal dates back to the American Housing Act of 1949, when the Federal Government began to invest great sums of money to redevelop cities that were rapidly declining after World War II. Early Urban Renewal efforts attempted to tackle widespread blight by assembling land to develop massive infrastructure and public facilities usually at the expense of displacing poor and marginalized residents.



Reasoning: Public Investment

- Creation of New Residential and Affordable Housing Restrictions
- Parks and Open Space
- Commercial Spaces and Community Shopping Plaza's
- New Public Libraries, Schools, Police and Fire Stations
- New Transportation Modes (Bus stops and MBTA Stations and removal of elevated trains)
- Rehabilitation of Older Buildings and Spurred Investment via New Developments



Urban Renewal Plan Areas



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development agency**

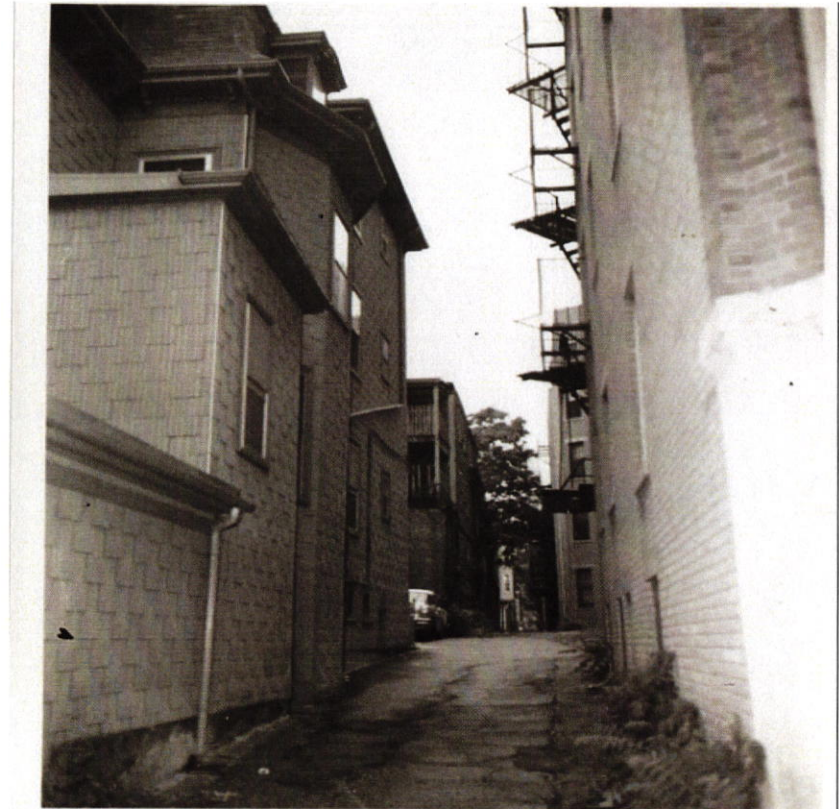
Urban Renewal Background

The 16 Existing Urban Renewal Plans (After 2016 Extension)

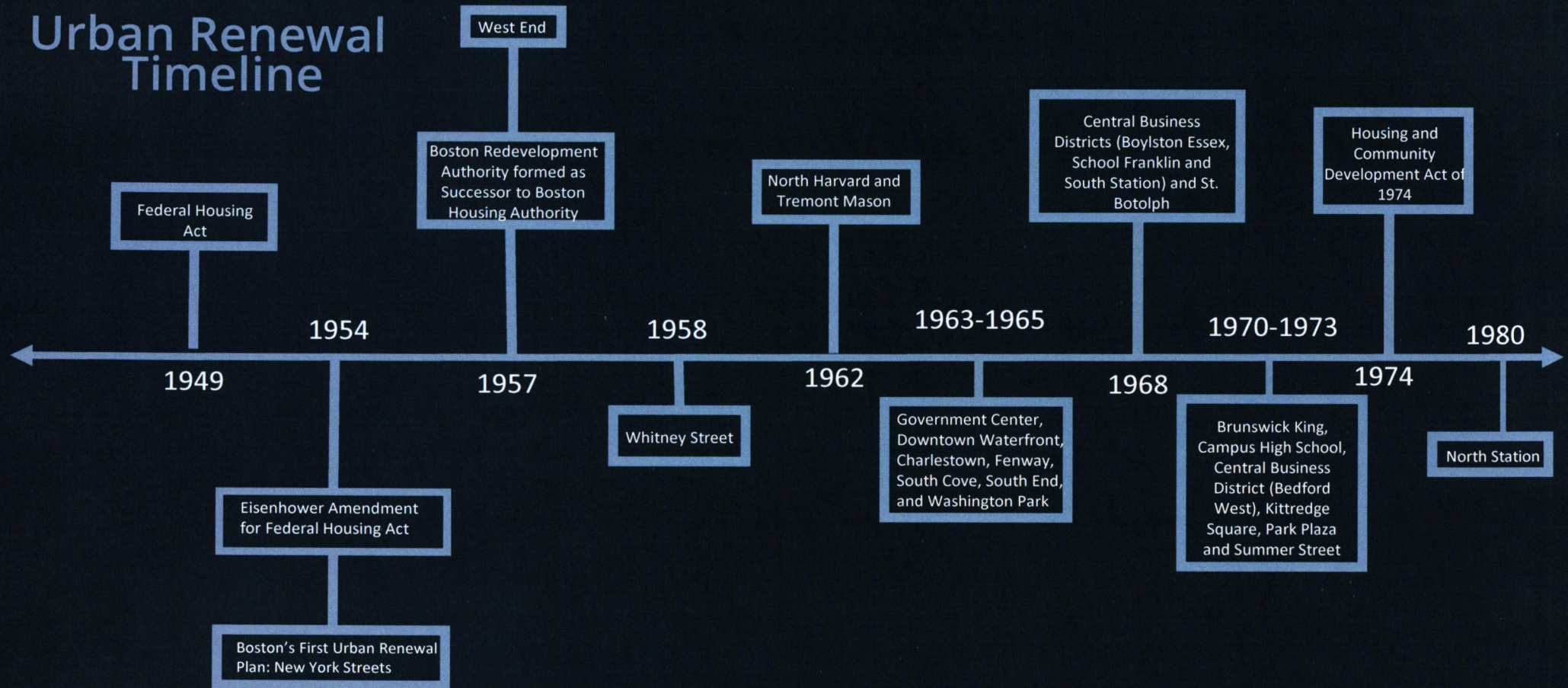
- Central Business District – School-Franklin
- Central Business District – Boylston-Essex
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- Brunswick King
- Park Plaza
- South End
- South Cove
- Kittredge Square
- Washington Park
- Campus High School
- Fenway
- Downtown Waterfront
- Charlestown
- West End

Expired Urban Renewal Plan Areas

- New York Streets
- Whitney Streets
- St. Botolph
- CBD – Bedford West
- Sumner Street
- North Harvard
- Tremont Mason

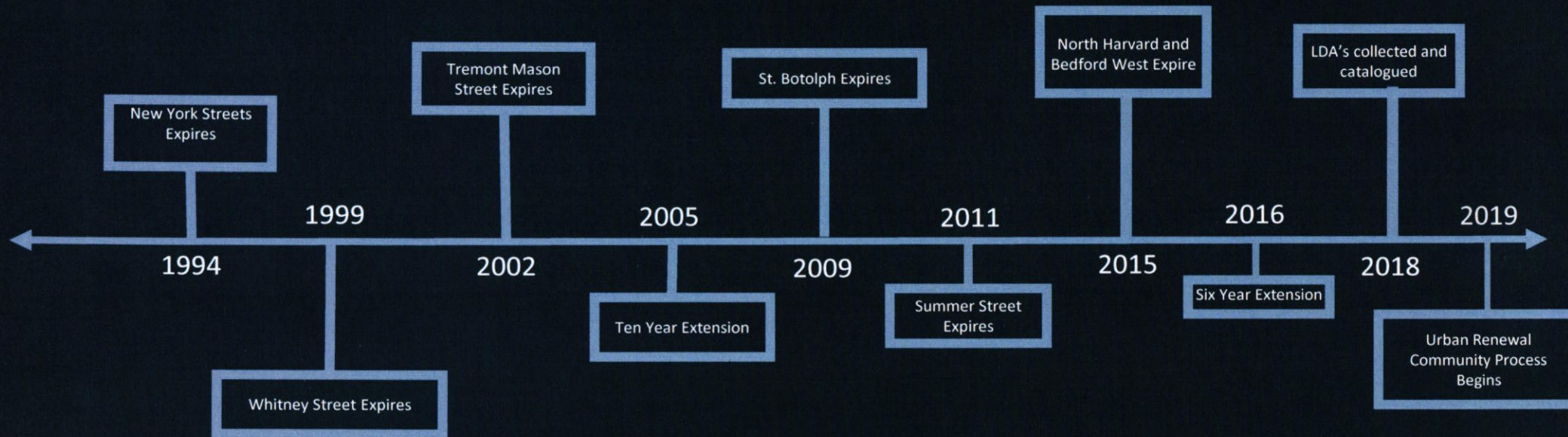


Urban Renewal Timeline



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Urban Renewal Timeline



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Urban Renewal Tools



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Urban Renewal Tools

- Site Assembly
- Title Clearance
- Vertical Discontinuance
- Land Use Control
- Urban Renewal Overlay Districts
- *Development and Design Control*
- *Affordable Housing Requirements*
- *Open Space Requirements*



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What is a Land Disposition Agreement?

The Land Disposition Agreement allowed preservation of nursing home use.

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

HOME ABOUT ARCHIVES CONTACT NEWSLETTER CALENDAR "SUBMIT A POST" 

Health & Environment **Neighborhood Life**

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

By Matt Condit - Wed Sep 14, 2016 13 6

Officials and residents packed the Boston City Council chamber on Tuesday night, yet the operator of the North End Nursing Home said it still plans to close down the 140-bed facility in about a year.

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



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

2) BPDA : Urban Renewal Action Plan



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 realized 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 effected 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 thereof to hold regarding a proposed minor modification to an urban renewal plan within the thirty day (30) notice period, with the proposal outlined below; (5) providing the City Council with a thirty (30) day notice of any proposed extensions 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 extension domain taking of properties occupied by private residents or private businesses; (7) providing 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 action.

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. Downtown-King Urban Renewal Plan
2. Campus High School Urban Renewal Plan
3. Central Business District Baystate-Foxes Plan
4. Central Business District South Station Plan
5. Charlestown Urban Renewal Plan
6. Downtown Waterfront-Financial Hill Urban Renewal Plan
7. Fenway Urban Renewal Plan
8. Government Center Urban Renewal Plan
9. Knowledge Square Urban Renewal Plan
10. Park Plaza Urban Renewal Plan
11. South Cove Urban Renewal Plan
12. South End Urban Renewal Plan
13. Washington Park Urban Renewal Plan

In City Council March 15, 2016. Passed, yeas 13, nays 5 (Jackson, Finner, Zahrad).
Approved by the Mayor March 28, 2016.

Attest:
Matthew Tierney
City Clerk



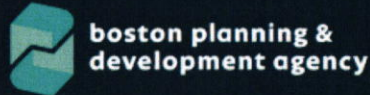
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BPDA Urban Renewal Website



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BPDA Urban Renewal Website



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[Planning Initiatives](#)

[Community Planning](#)

[Institutional Planning](#)

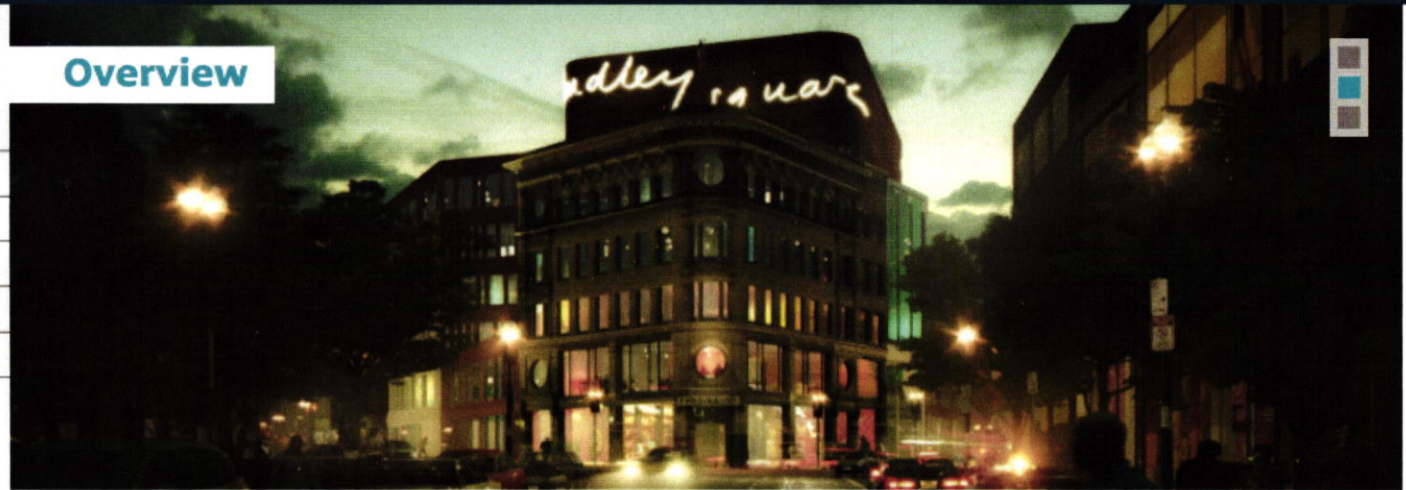
[Waterfront Planning](#)

[Urban Design](#)

[Urban Renewal](#)

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

Overview



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

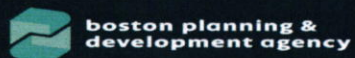
atter is sponsored by Council President Michelle Wu and was

EVENTS

09
Mar

Washington Park
Potential
Housing Sites
Public Meeting

Urban Renewal Document Center



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[Institutional Planning](#)

[Urban Design](#)

Urban Renewal

[Urban Renewal Areas](#)

[Map](#)

[Featured Projects](#)

Urban Renewal Areas

Urban Renewal Area	Urban Renewal Plan Modification Lists	Notification Letters	Urban Renewal Area Map*
Brunswick King	09/22/2016	10/14/2014	PDF
Campus High School	11/02/2018	05/14/2018	PDF
CBD-Bedford West	11/24/2015	10/16/2006	N/A
CBD-Boylston Essex	09/22/2016	N/A	PDF
CBD-School Franklin	09/22/2016	N/A	PDF
CBD-South Station	09/22/2016	08/08/2006	PDF
Charlestown	11/02/2018	05/15/2017	PDF
Downtown Waterfront-Faneuil Hall	09/22/2016	03/03/2006	PDF
Fenway	11/02/2018	07/13/2018	PDF
Government Center	08/03/2018	06/11/2018	PDF
Kittredge Square	09/22/2016	05/26/2006	PDF
North Harvard	09/22/2016	08/13/2013	N/A
North Station	09/22/2016	07/11/2007	PDF
Park Plaza	09/22/2016	10/17/2011	PDF
South Cove	11/02/2018	08/11/2017	PDF
South End	09/22/2016	05/14/2018	PDF



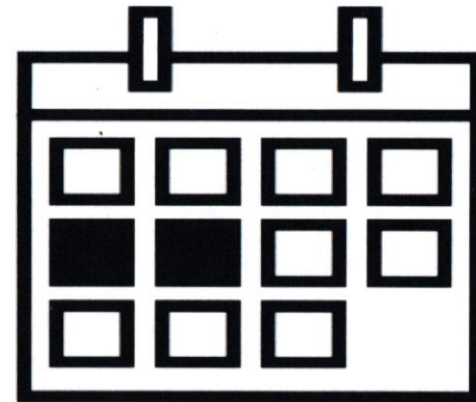
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Records Management



box

tip of the week



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.



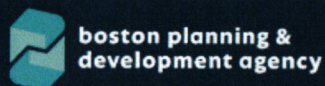
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Land Disposition Procedures and Actions



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Community Meetings and RFP Process



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Work with Us

[Access to Capital](#)

[Raymond L. Flynn Marine Park](#)

[BPDA Owned Land](#)

[RFPs, RFQs, Bids](#)

[Spaces for Lease](#)

SALE OF 41 REGENT STREET, ROXBURY - PARCEL L-43-B WITHIN THE WASHINGTON PARK URBAN RENEWAL AREA

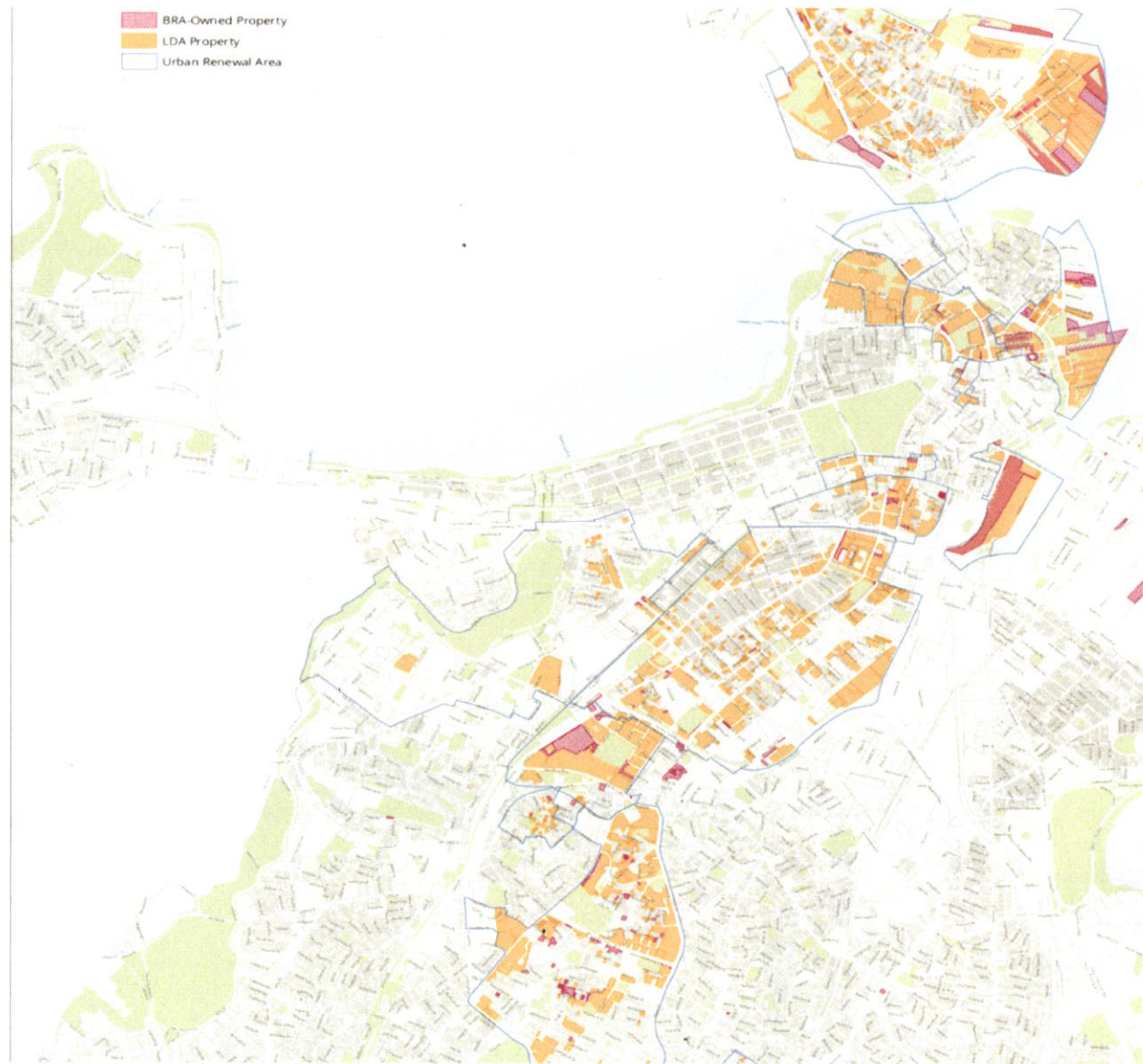
The Boston Redevelopment Authority d/b/a the Boston Planning & Development Agency ("BRA") is pleased to issue this Request for Proposals ("RFP") for the redevelopment of Parcel L-43B, located at 41 Regent Street, ("Parcel") in the Washington Park Urban Renewal Area, Project No. Mass. R-24. The Parcel is available from the BRA for sale and development to create residential use. Preference will be given to the proposals that include homeownership units in the proposed project.

	Type	RFP	
	Status	Open	
	Date Available	02/09/2017 12:00	
	Due Date	04/07/2017 12:00	
	Pre Bid Due Date	02/28/2017 10:00	
	Contact	Francis.Collins@boston.gov	

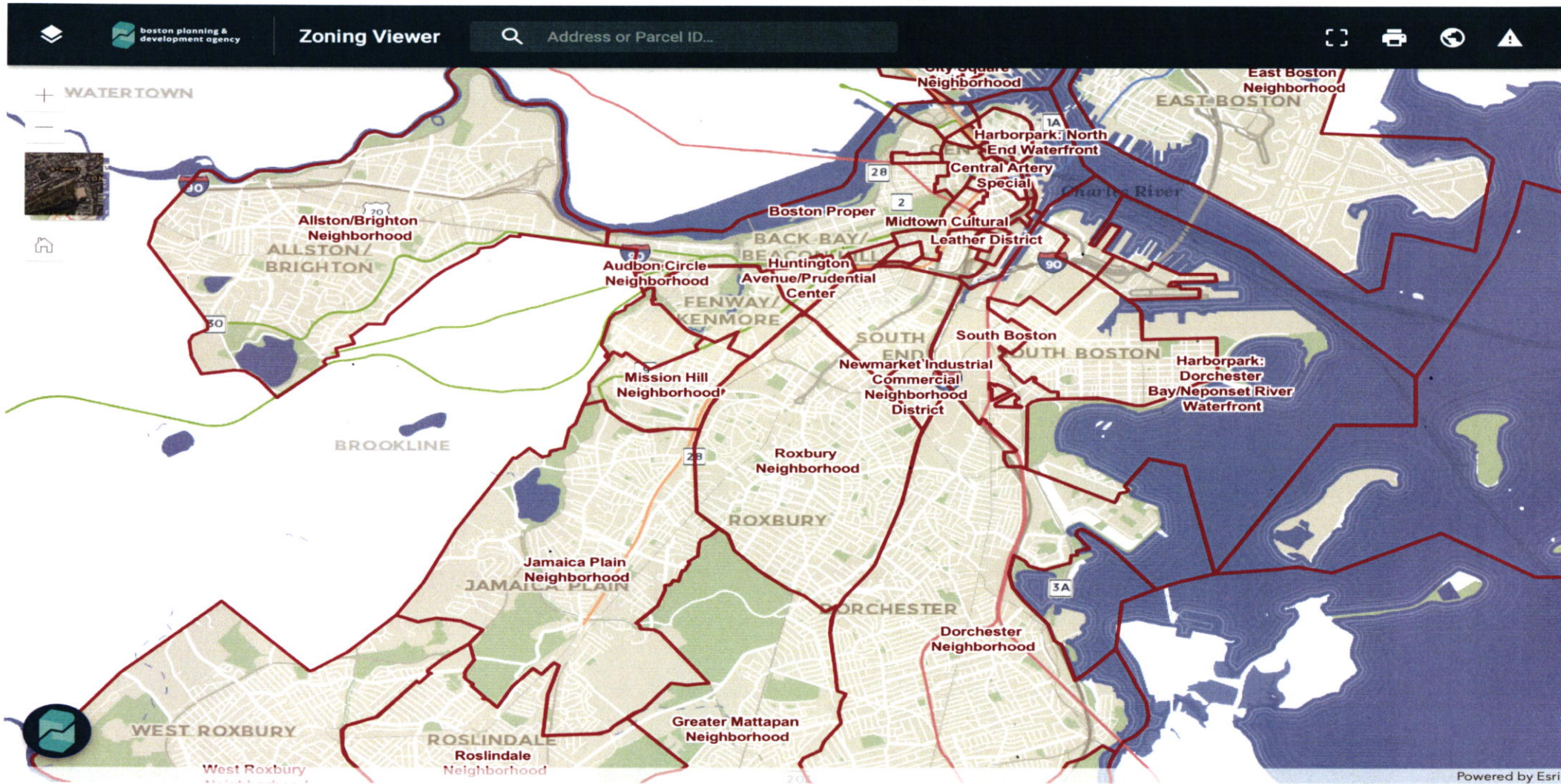
Completion of LDA & BPDA Owned Property Inventory



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Urban Renewal on the Zoning Viewer

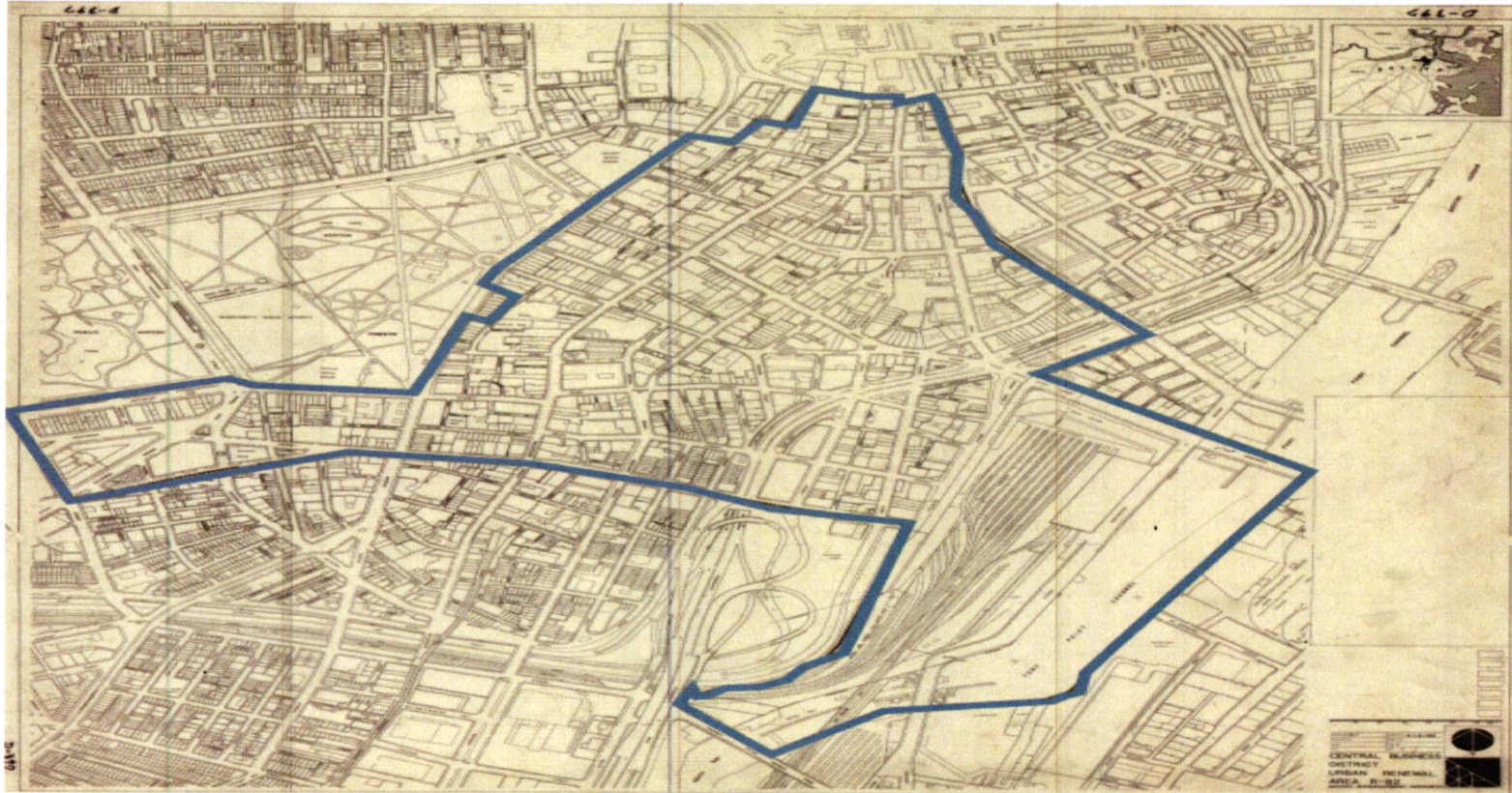


CBD: Boylston-Essex



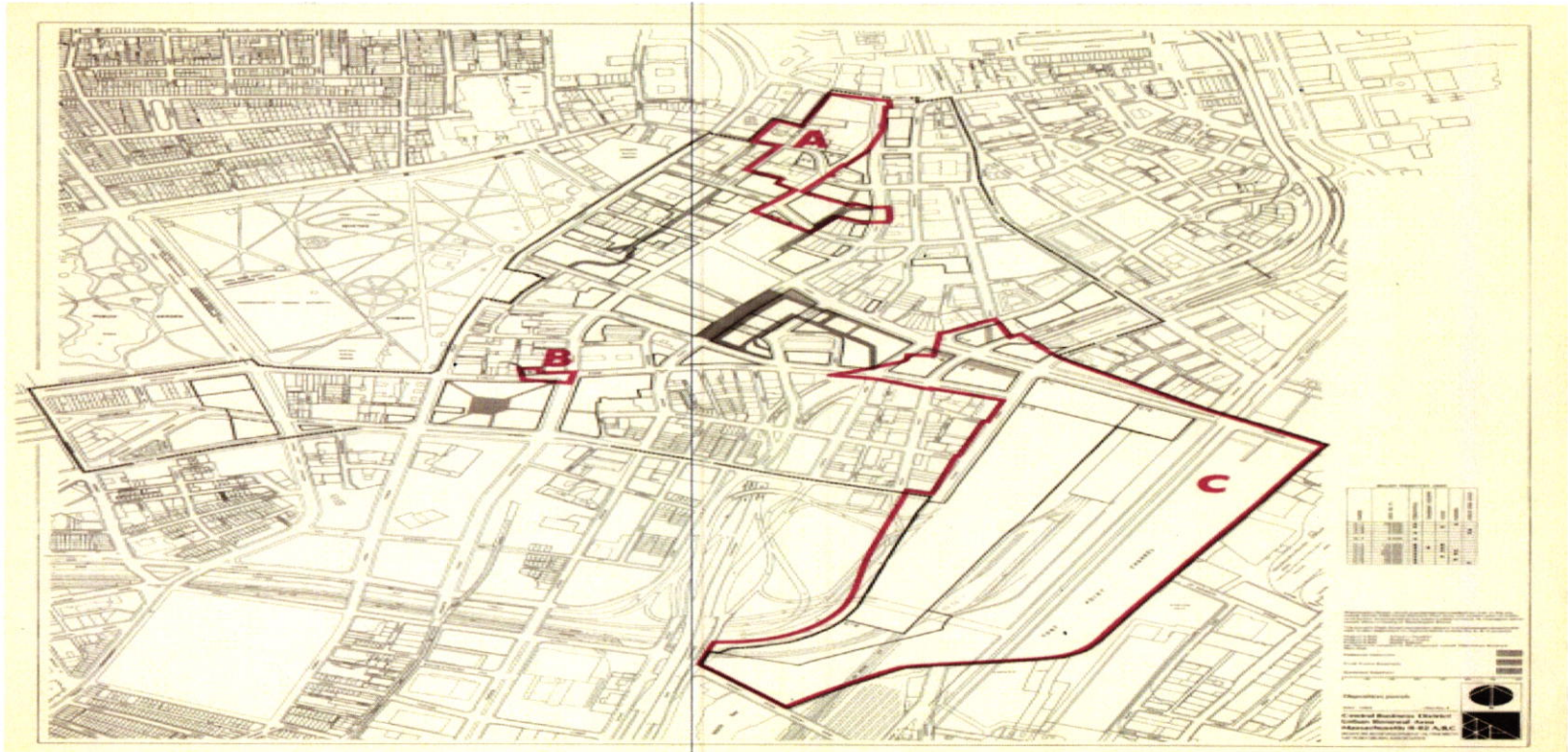
**boston planning &
development agency**

Central Business District: Proposed

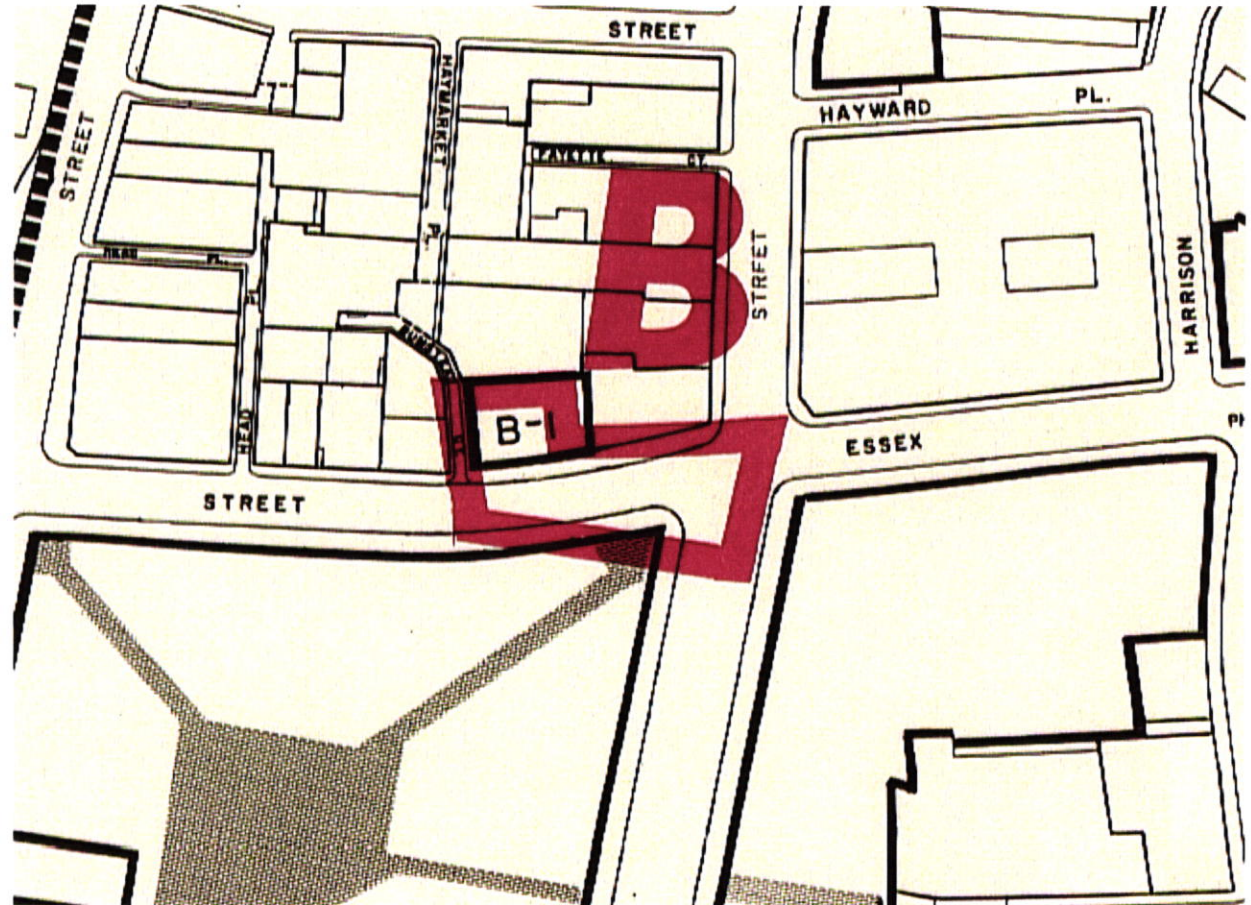


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development agency**

Central Business District: Actual



CBD – Boylston-Essex Urban Renewal Area



CBD Boylston Essex – Goals 1968

- To aid in reversing the economic decline of the older commercial sector of the City
- To eliminate blighted conditions
- To improve traffic flow and increase accessibility with the downtown area for vehicular and pedestrian traffic
- To facilitate the efficient use of land within the area for commercial and public purposes
- To encourage increased acceptance of mass transit within the area by station modernization and appropriate location of entrances and exits

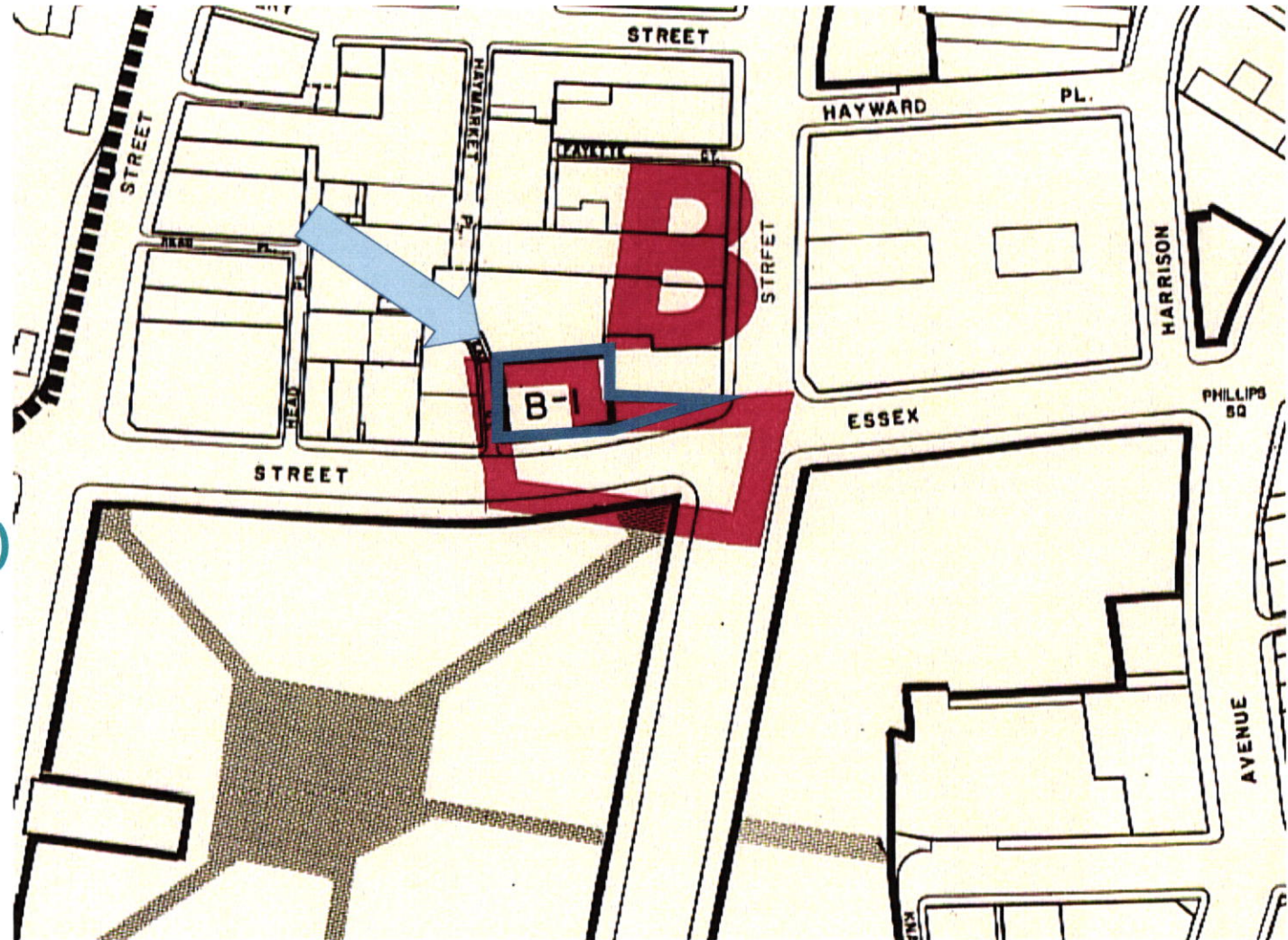


3) Land Disposition Agreement Inventory



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



Commonwealth Center



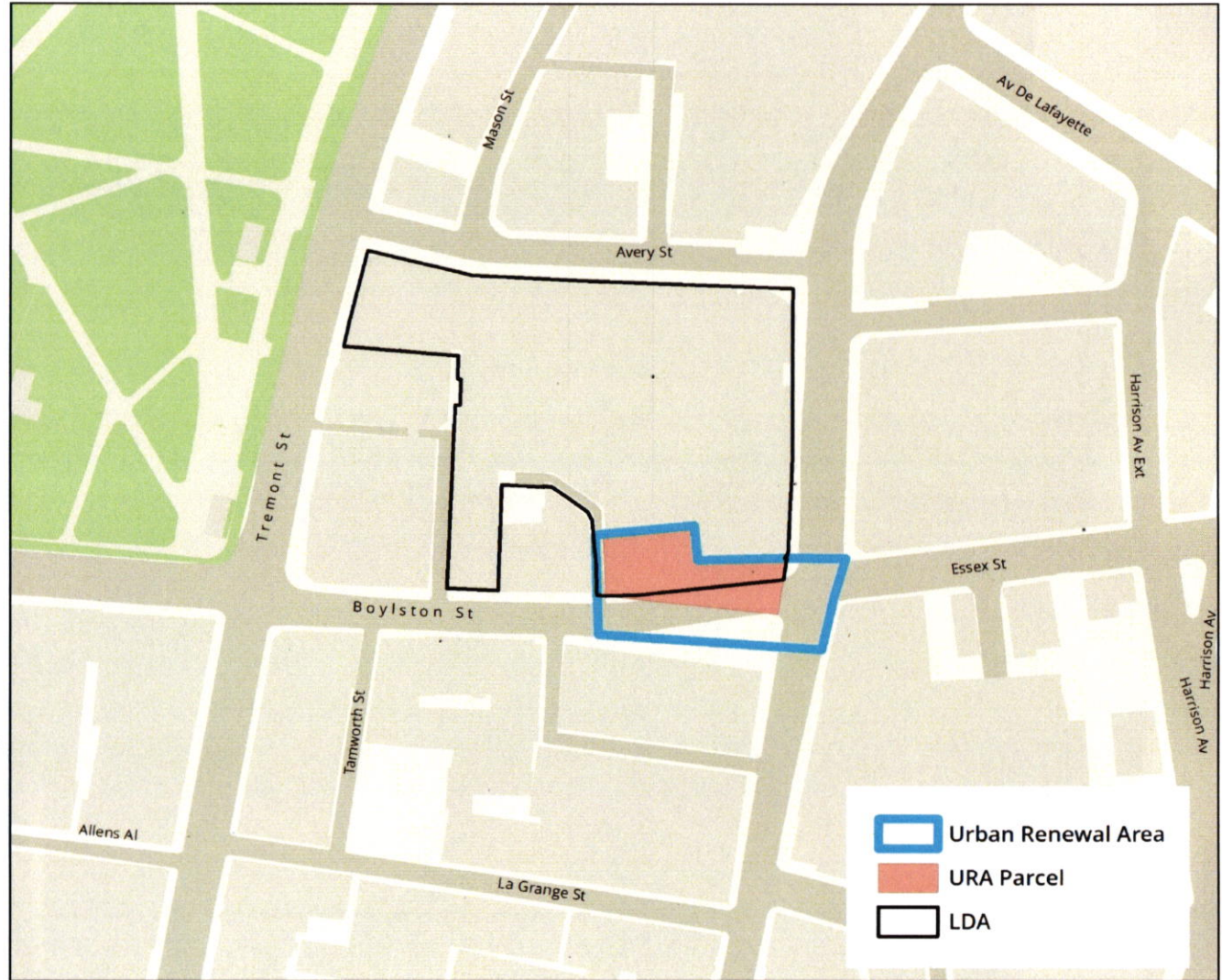
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4) BPDA Owned Property



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Easements



Community Feedback



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Exhibit 5

[illegible]



Urban Renewal Area: Kittredge

July 16th, 2019



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Why Are We Here?



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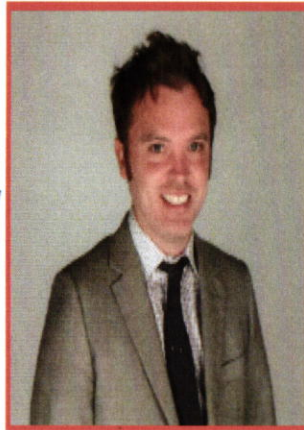
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Contact

✉ chris.breen@boston.gov

☎ 617.918.4202

Hi !

PRECINCT I. FAMILIES TO BE ACQUIRED

Families in Structure

14-16A Chelsea St.	
Albert M. Benedict (ao) 14 Chelsea St., Chas.	2
Mr. Michael Condor (t) 54	
Mr. Julius Damico (t) 56	
18 Chelsea St.	2
Mr. Samuel Burstein (ao) 20 Main St., Malden	
Mr. John Murphy, Jr. (t) 7	
20-20A Chelsea St.	1
Rosie Lapice (ao)	
Mr. William Andrews (t) 56	
67 Chelsea St.	5
Mr. Ralph Pirozzi (ao)	
Mr. Edward R. Fitzgerald (t) 44	
Mr. Patrick H. Gearin (t) 51	
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 Gorton (t)	
Mr. Archie L. Moors (t) 47	
Mr. Joseph Solnick (t) 56	
7 Homestead Place	4
Mr. Frank Zintz (ao)	
Mrs. Ruth Boston (t) 45	
Mr. Douglas Hanson (t) 49	
Mr. Edward J. MacKenzie (t) 23	

ao - 67

F. McDonald Street n, Mass.	+	Mr. Edward R. Fitzgerald 67 Chelsea Street Charlestown, Mass.
ne Milona		Mr. Patrick H. Gearin 67 Chelsea Street Charlestown, Mass.
ao 10-12		
sea Street n, Mass.		Annie E. Langan 67 Chelsea Street Charlestown, Mass.
Benedict Street n, Mass.	+	Mr. Michael J. Mahoney 67 Chelsea Street Charlestown, Mass.
14-14A ao		
l Condor lsea Street n, Mass.	+	Mr. Lawrence Magonagle 67 Chelsea Street Charlestown, Mass.
Damico lsea Street n, Mass.		Mr. Frank Zintz 159 Coolidge St. Brookline, Mass.
Burstein eet sachusetts 18-ao		Mrs. Ruth Gorton 5 Homestead Place Charlestown, Mass.
rphy, Jr. Street n, Mass.		Mr. Archie L. Moors 5 Homestead Pl. Charlestown, Mass.



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Urban Renewal Area Agenda

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Urban Renewal Tools



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Urban Renewal Tools

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- Vertical Discontinuance
- Land Use Control
- Urban Renewal Overlay Districts
- *Development and Design Control*
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News & Views for Boston's North End & Waterfront

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Health & Environment Neighborhood Life

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

By Matt Conell - Wed, Sep 14, 2016 13 6

Officials and residents packed the Boston City Council chamber on Tuesday night, yet the operator of the North End Nursing Home said it still plans to close down the 140-bed facility in about a year.

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



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

2) BPDA : Urban Renewal Action Plan



**boston planning &
development agency**



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 preserve 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 effected great change in the City's central business district and neighborhoods, creating new opportunities for many of Boston's residents, and the urban renewal program is the appropriate method for redeveloping vacant and underutilized parcels; and
- WHEREAS** The City of Boston maintains sixteen (16) active urban renewal plans originally approved by the Boston Redevelopment Authority ("BRA"), the Boston City Council, and the Mayor of Boston between 1957 and 1982; and
- WHEREAS** Federal funding for urban renewal was eliminated in the early 1970s, leaving little public funding to complete the goals and objectives of the plans; and
- WHEREAS** New England suffered a number of economic downturns in the intervening time, including the 1970s, 1980s, 1990s, and 2000s; and
- WHEREAS** Despite the best efforts of the City of Boston and the BRA, several of the plans' renewal actions, design objectives, and other purposes remain incomplete; and
- WHEREAS** By their provisions, the plans and the purposes contained 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 thereof to hold regarding a proposed minor modification to an urban renewal plan within the thirty day (30) notice period, with the proposal 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. To send the title of the notice and information page on the BRA website or related website beyond any approval of urban renewal extension to an information center 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.
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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. Downtown-King Urban Renewal Plan
2. Campus High School Urban Renewal Plan
3. Central Business District Boylston-Roxas Plan
4. Central Business District School-Franklin Plan
5. Central Business District South Station Plan
6. Charlestown Urban Renewal Plan
7. Downtown Waterfront/Central Hall Urban Renewal Plan
8. Fenway Urban Renewal Plan
9. Government Center Urban Renewal Plan
10. Kitteridge Square Urban Renewal Plan
11. Park Plaza Urban Renewal Plan
12. South Cove Urban Renewal Plan
13. South End Urban Renewal Plan
14. Washington Park Urban Renewal Plan

In City Council March 23, 2016. Passed, vote 10, aye 5 (Jackson, Finner, Zakaria)
Approved by the Mayor March 28, 2016.

Attest:

Vincent Finner
City Clerk

BPDA Urban Renewal Website



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BPDA Urban Renewal Website



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Planning

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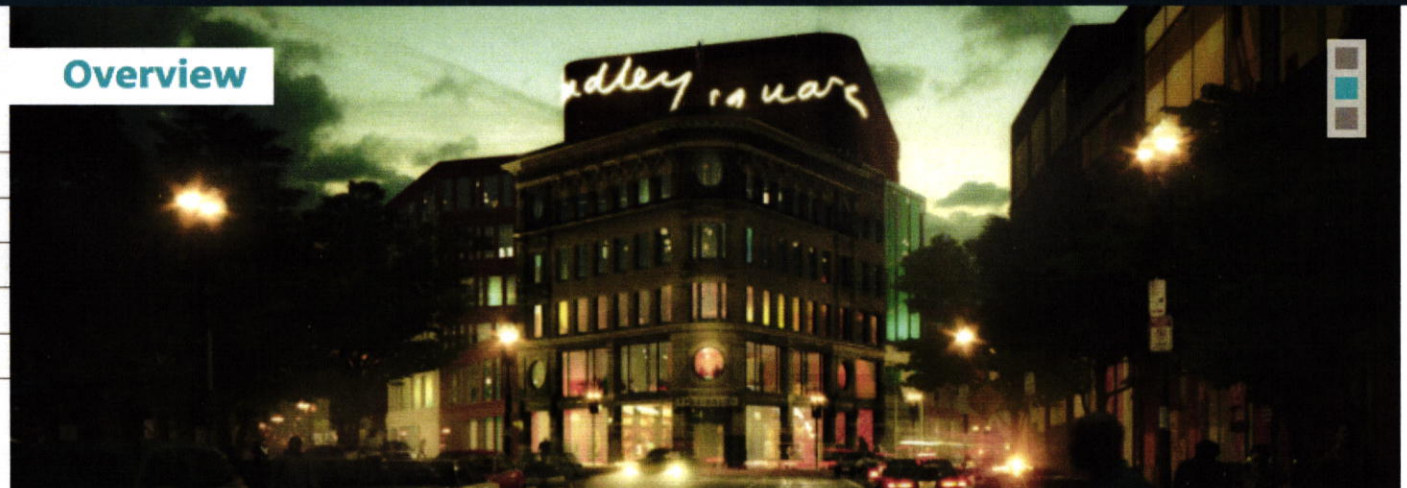
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[Urban Renewal](#)

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

Overview



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

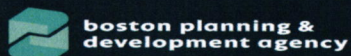
after is sponsored by Council President Michelle Wu and was

EVENTS

09
Mar

Washington Park
Potential
Housing Sites
Public Meeting

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
North Harvard	09/22/2016	08/13/2013	N/A
North Station	09/22/2016	07/11/2007	PDF
Park Plaza	09/22/2016	10/17/2011	PDF
South Cove	11/02/2018	08/11/2017	PDF
South End	09/22/2016	05/14/2018	PDF

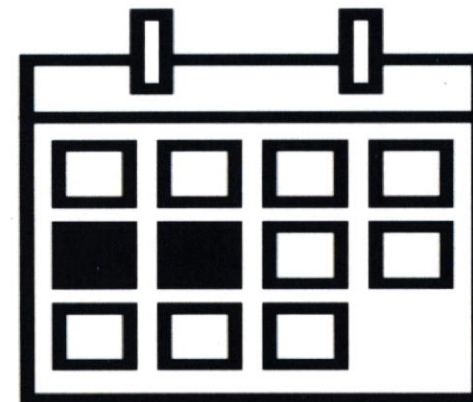


Records Management



box

tip of the week



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.



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Land Disposition Procedures and Actions



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Community Meetings and RFP Process



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[Raymond L. Flynn Marine Park](#)

[BPDA Owned Land](#)

[RFPs, RFQs, Bids](#)

[Spaces for Lease](#)

SALE OF 41 REGENT STREET, ROXBURY - PARCEL L-43-B WITHIN THE WASHINGTON PARK URBAN RENEWAL AREA

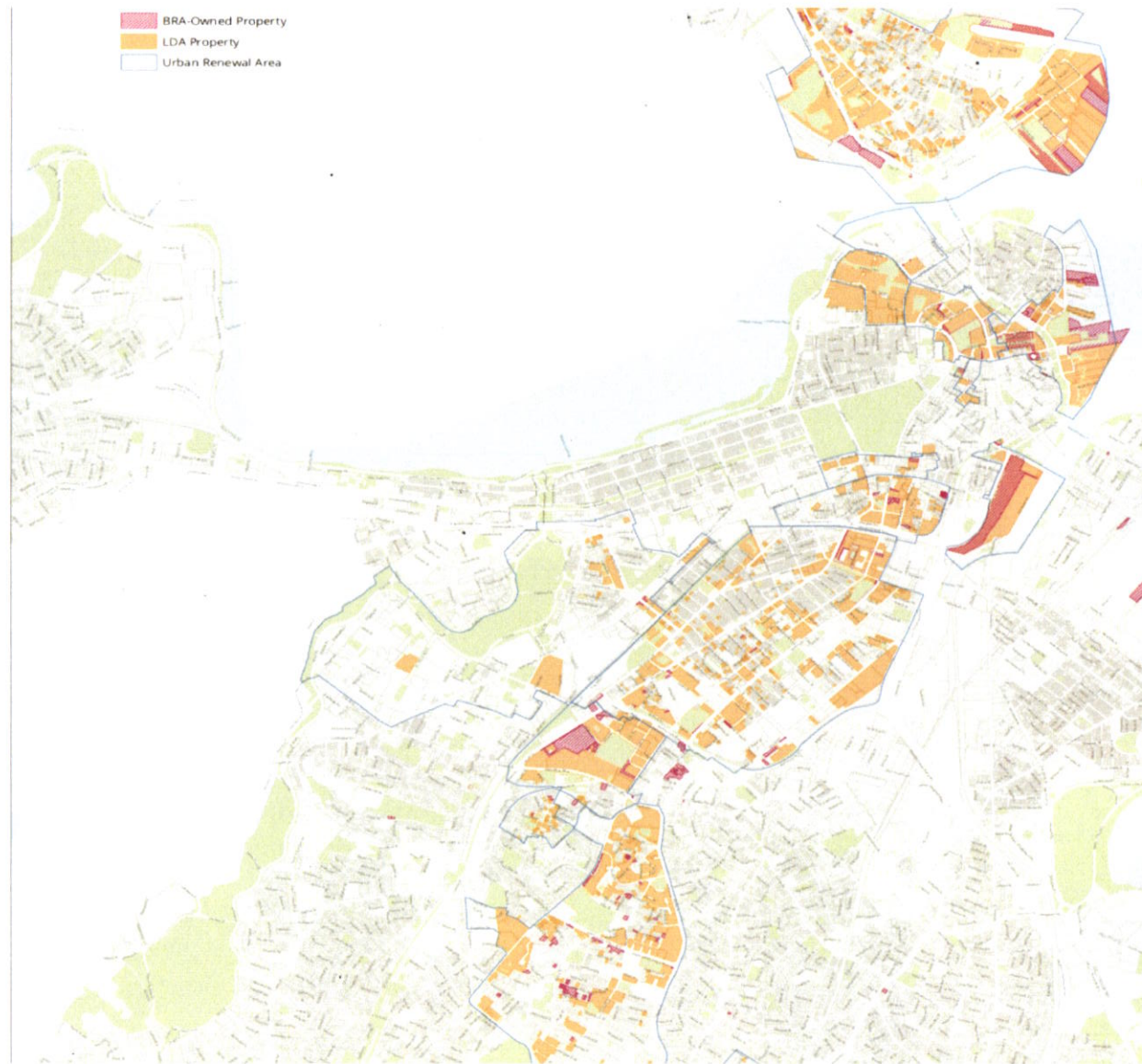
The Boston Redevelopment Authority d/b/a the Boston Planning & Development Agency ("BRA") is pleased to issue this Request for Proposals ("RFP") for the redevelopment of Parcel L-43B, located at 41 Regent Street, ("Parcel") in the Washington Park Urban Renewal Area, Project No. Mass. R-24. The Parcel is available from the BRA for sale and development to create residential use. Preference will be given to the proposals that include homeownership units in the proposed project.

	Type	RFP	
	Status	Open	
	Date Available	02/09/2017 12:00	
	Due Date	04/07/2017 12:00	
	Pre Bid Due Date	02/28/2017 10:00	
	Contact	Francis.Collins@boston.gov	

Completion of LDA & BPDA Owned Property Inventory



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development agency**



The screenshot shows the 'Zoning Viewer' interface from the Boston Planning & Development Agency. At the top, there is a search bar labeled 'Address or Parcel ID...' with a magnifying glass icon. To the left of the search bar is the agency's logo. On the far left, there is a vertical toolbar with icons for zooming in (+), zooming out (-), a home button, and a legend icon. The map itself shows the city of Boston with various neighborhoods labeled, including Allston/Brighton, Back Bay, Fenway/Kenmore, Mission Hill, Roxbury, South Boston, and East Boston. Major highways like I-90, I-495, and I-290 are visible. The map is overlaid with red lines indicating zoning boundaries. The bottom right corner of the map area says 'Powered by Esri'.

Powered by Esri

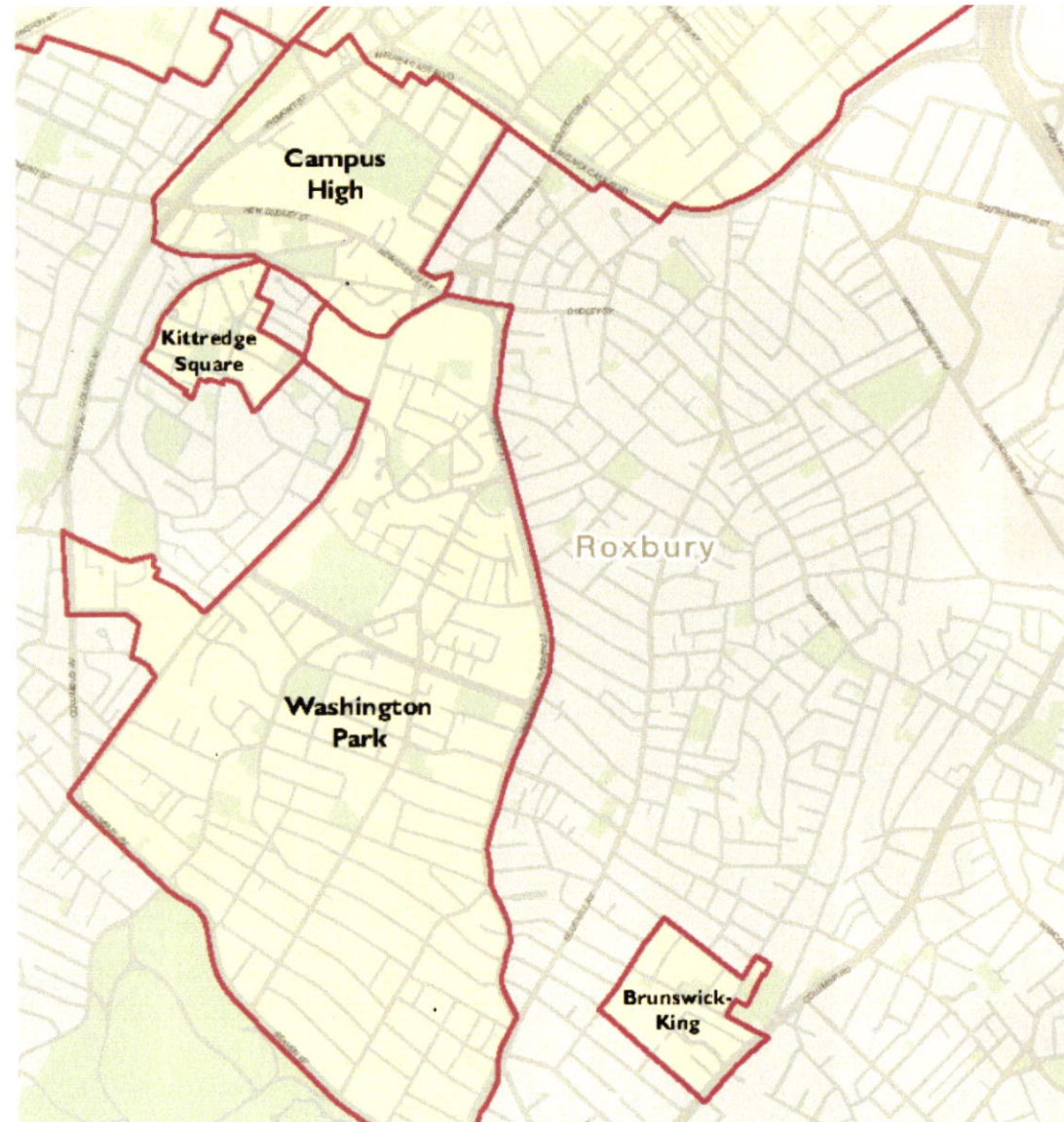
Brunswick-King



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Urban Renewal Plan Areas



Brunswick King



Brunswick King Urban Renewal Area



```
graph TD; A[Brunswick King Urban Renewal Area] --> B[March 1973 – Present Day]; B --> C[Purpose: Creation of Open Space]; C --> D[Residential Opportunities]; D --> E[Schools and Recreational Space];
```

March 1973 – Present Day

Purpose: Creation of Open Space

Residential Opportunities

Schools and Recreational Space



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development agency

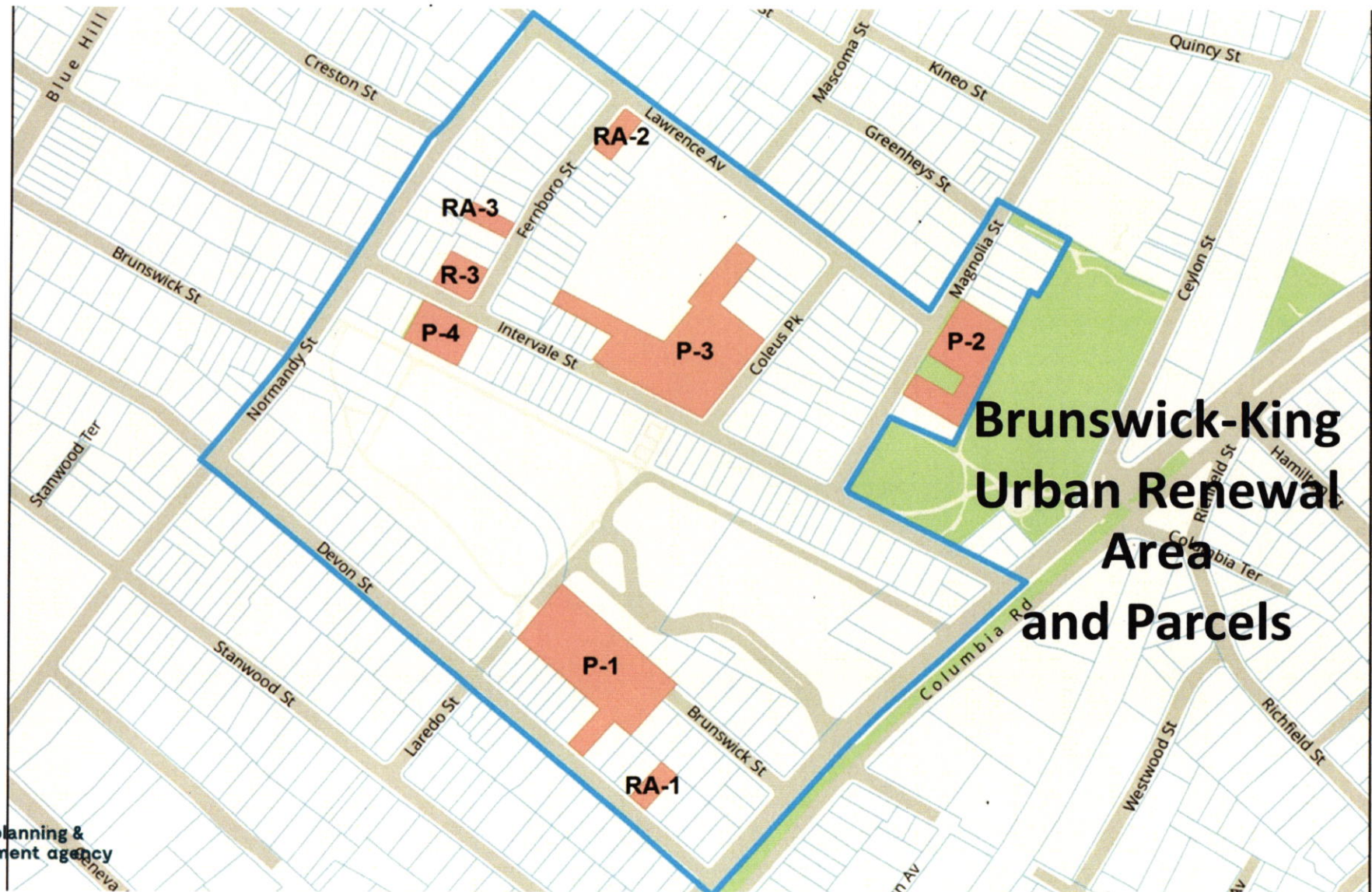
Brunswick King Urban Renewal Plan – Goals 1972

- To promote and expedite public and private development.
- To ensure public health and safety.
- To strengthen the pattern of local neighborhood activities including the development of parks and open space to support existing and proposed residential uses.
- To promote stability of existing low and moderate cost housing stock through rehabilitation and new construction.
- To provide land for public facilities in need of expansion.

3) Land Disposition Agreement Inventory



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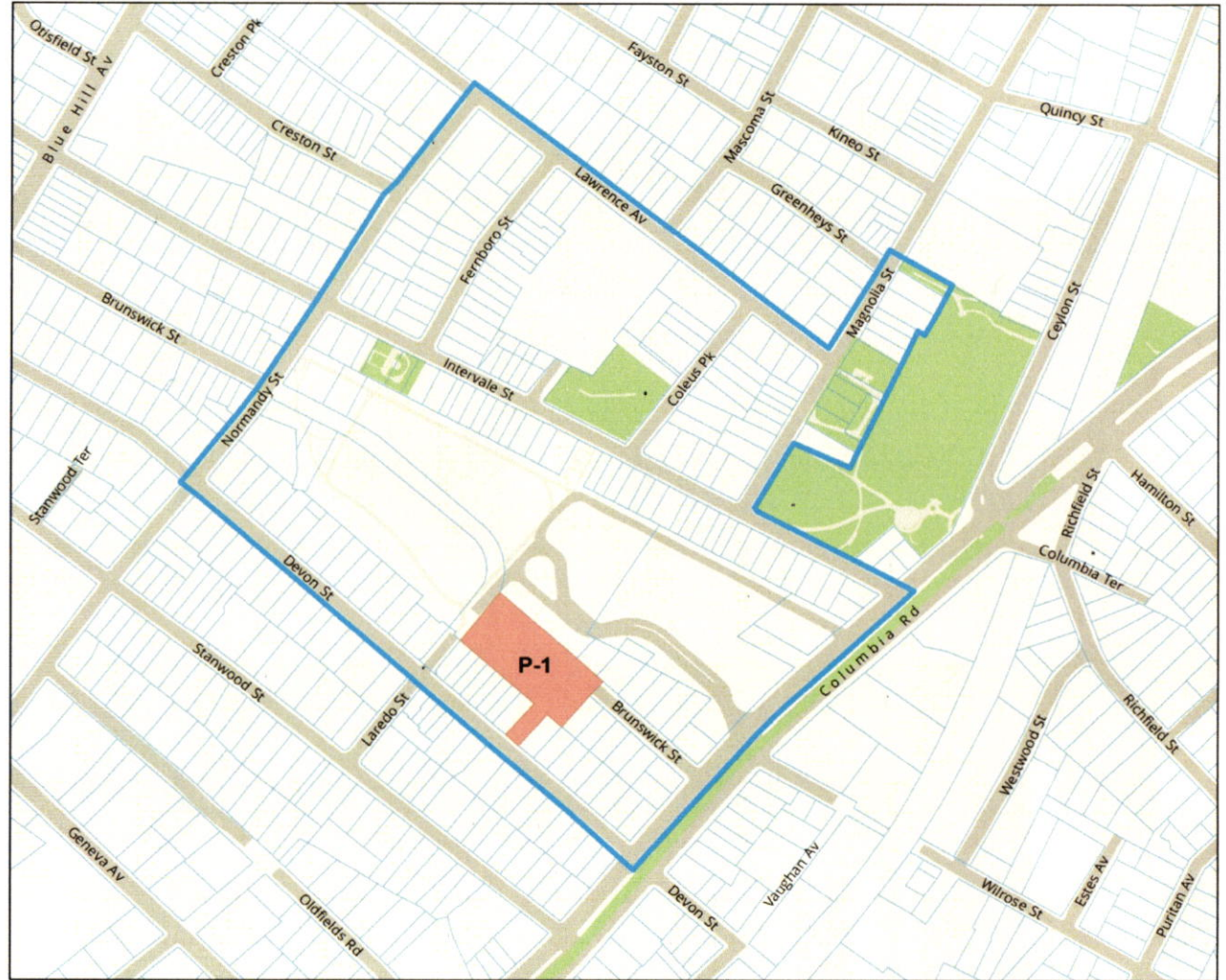
Brunswick-King Urban Renewal Area and Parcels



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Parcel P-1

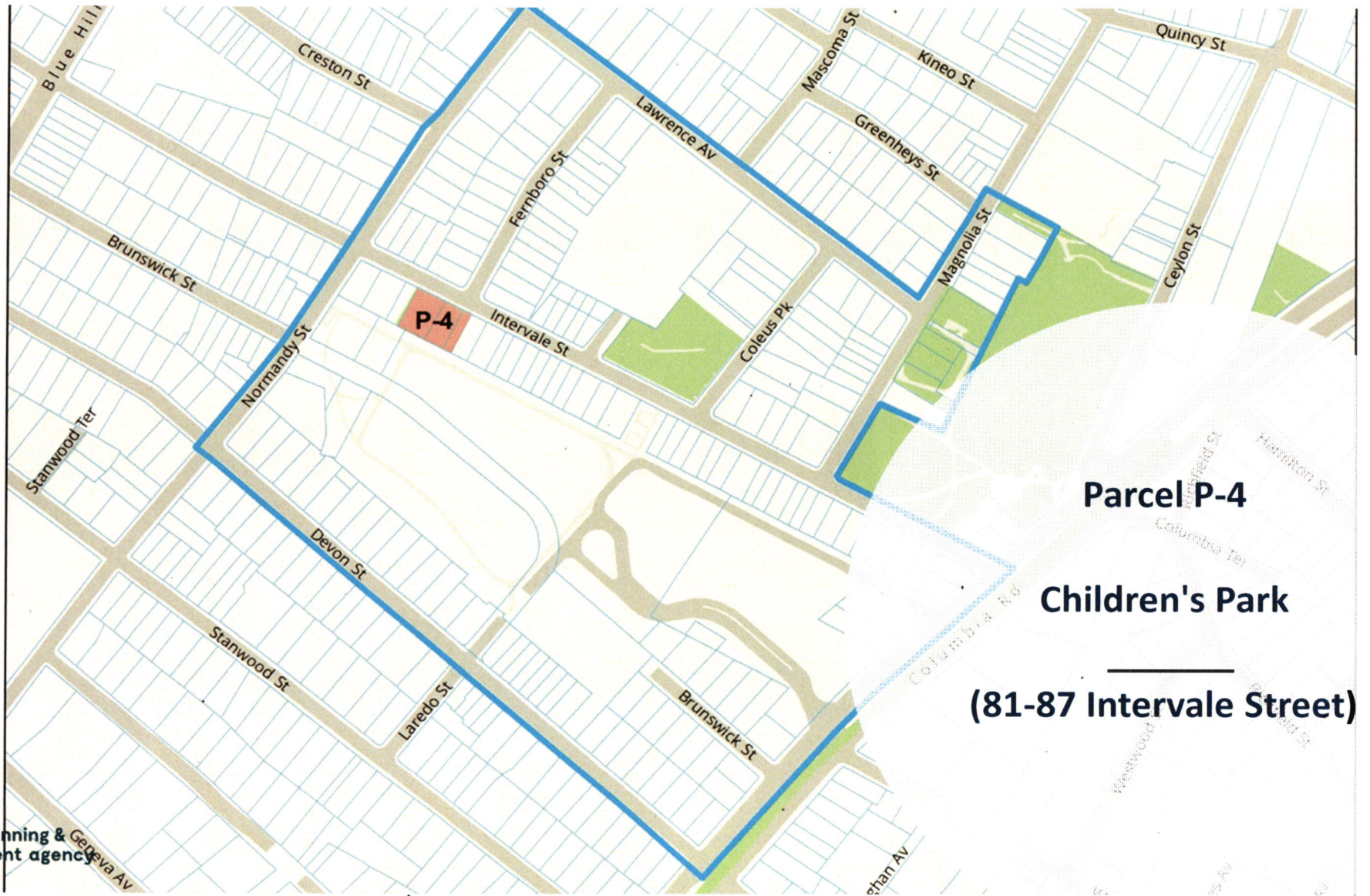
Lilla G. Frederick Middle School and Playground





Brunswick King

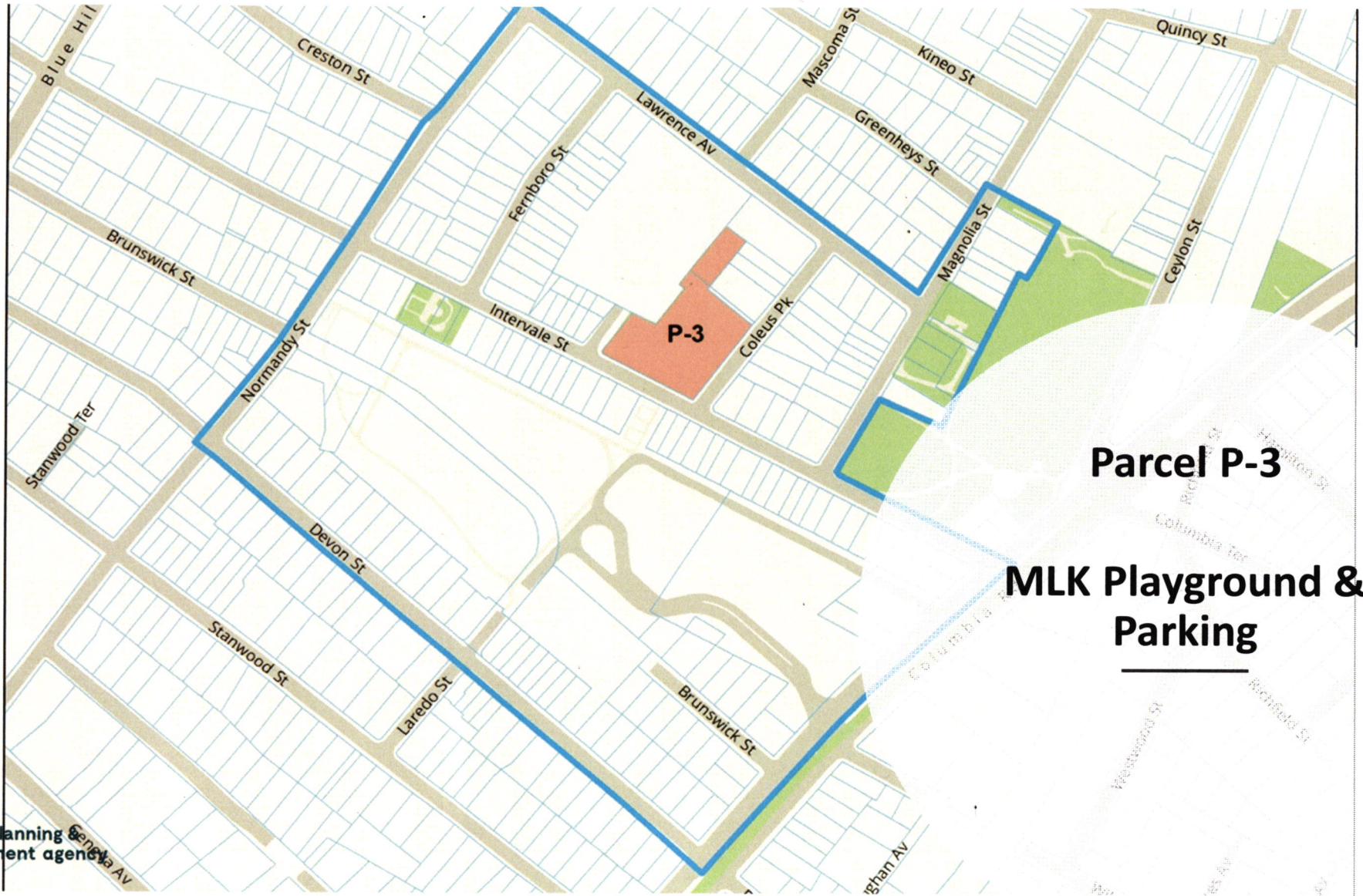




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← 86 Intervale St





Parcel P-3

MLK Playground & Parking



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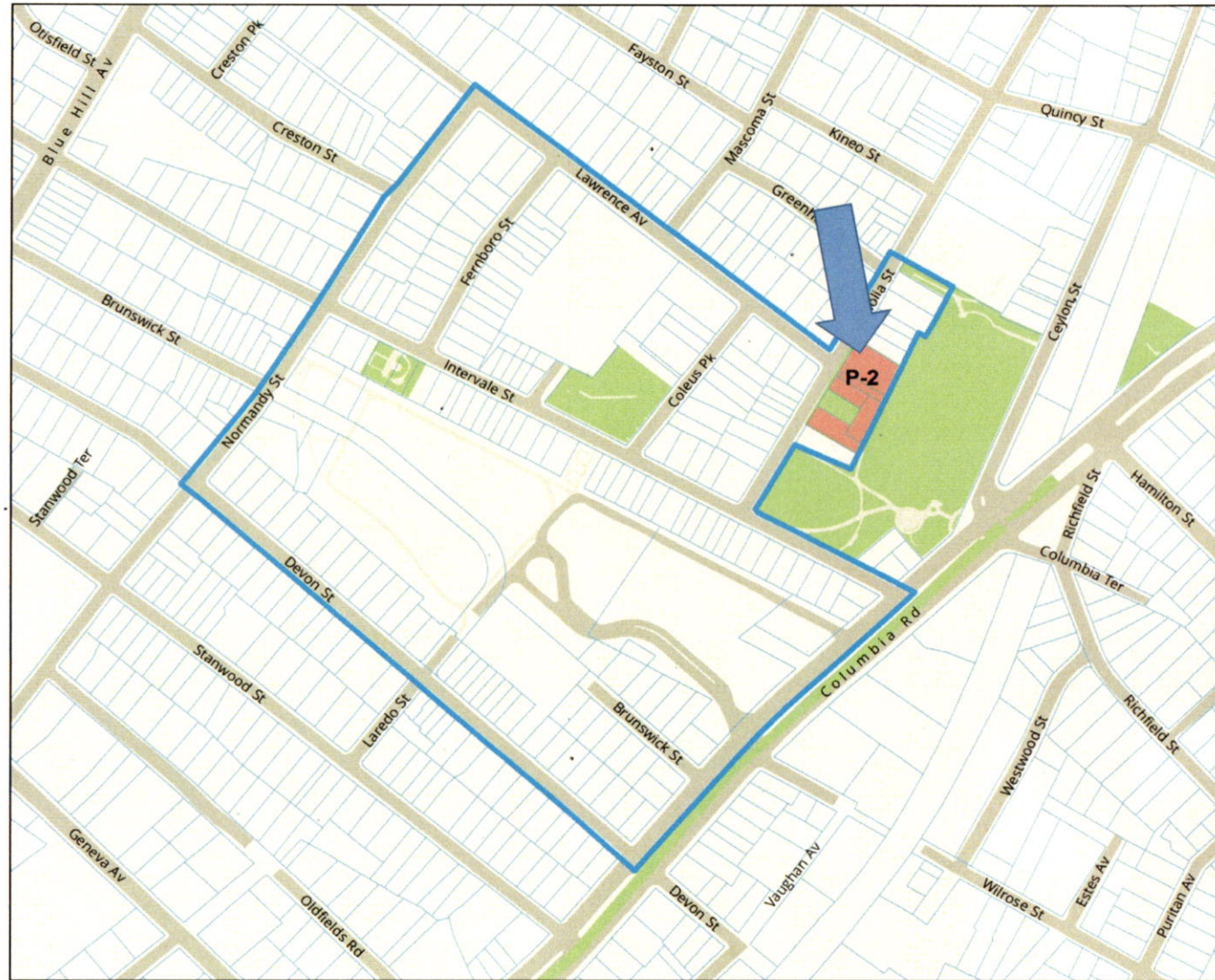
4) BPDA Owned Parcels in Brunswick-King



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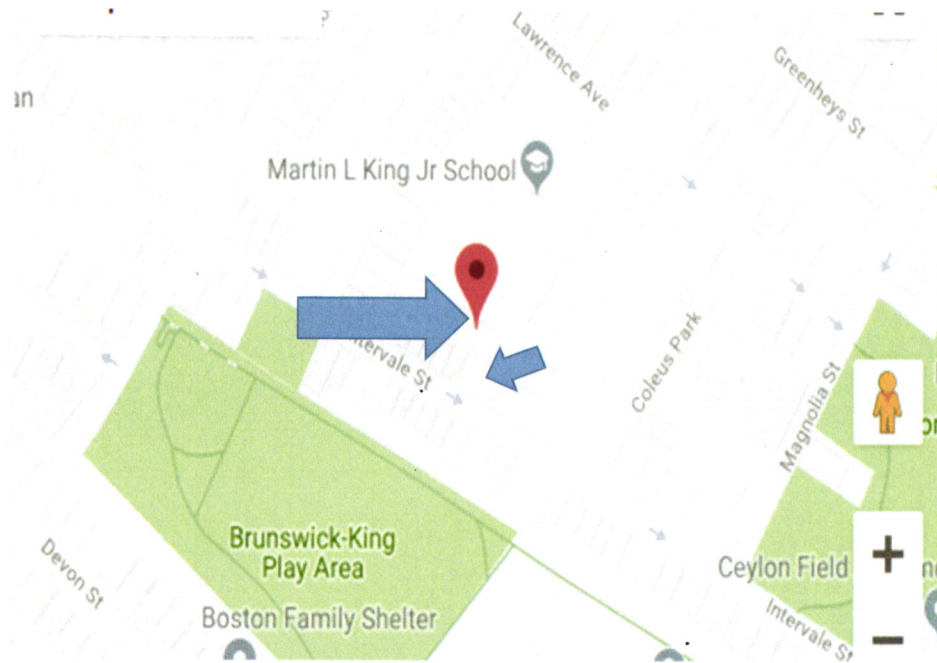
Parcel P-2

Ceylon Park





Intervale St.



R-3: 27 & 29 Fernboro St



Community Feedback



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development agency**

Exhibit 3



Project	Meeting Type	Date
Park Plaza Urban Renewal	Community Meeting	24-Jun-19
Meeting Organizer	Location	
Christopher Breen, Special Project Manager, <i>BPDA</i>	Revere Hotel, 200 Stuart St. Boston MA 02116	

[illegible]

This information is public and can be made available to those who ask according to M.G.L. Chapter 66 Section 10. By providing your email address you are opting in to receive neighborhood email updates from the Boston Planning & Development Agency.



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development agency

Project	Meeting Type	Date
Park Plaza Urban Renewal	Community Meeting	24-Jun-19
Meeting Organizer	Location	
Christopher Breen, Special Project Manager, BPDA	Revere Hotel, 200 Stuart St. Boston MA 02116	

Name	Email or Address	Cell Phone Number	Neighborhood	Affiliation
Alan Wu	alanwu@gmail.com	617-549-7063	BVNA Bay Village	BVNA

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Urban Renewal Park Plaza

June 24th, 2019



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development agency**

Why Are We Here?

2016 Urban Renewal Extension Process

- In 2016, the Commonwealth's Department of Housing and Community Development (DHCD) [approved a six-year extension of the Boston Planning and Developments Urban Renewal powers](#), which are seen as an important tool for planning and economic development.
- As we enter the mid way point of that extension the agency is coming out to all 16 Urban Renewal Areas to update the community on their actions and gain feedback into the future of each plan area.

Urban Renewal Community Engagement - Phase 1

Brunswick -
King

Park Plaza

Kittredge

North
Station

CBD School
Franklin

CBD
Boylston
Essex

Community Engagement Next Steps - Analyze

Phase 2

- Campus High School - September
- CBD South Station - September
- South Cove - October
- Fenway - October
- Downtown Waterfront - November

Phase 3

- Charlestown - November
- Government Center - December
- South End - January
- Washington Park - January
- West End - February

Who Am I?



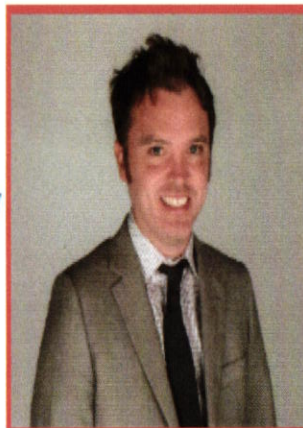
**boston planning &
development agency**

Christopher Breen

Special Project Manager

Department Director's Office

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



Contact

✉ chris.breen@boston.gov

☎ 617.918.4202

Hi !

Urban Renewal Area Agenda

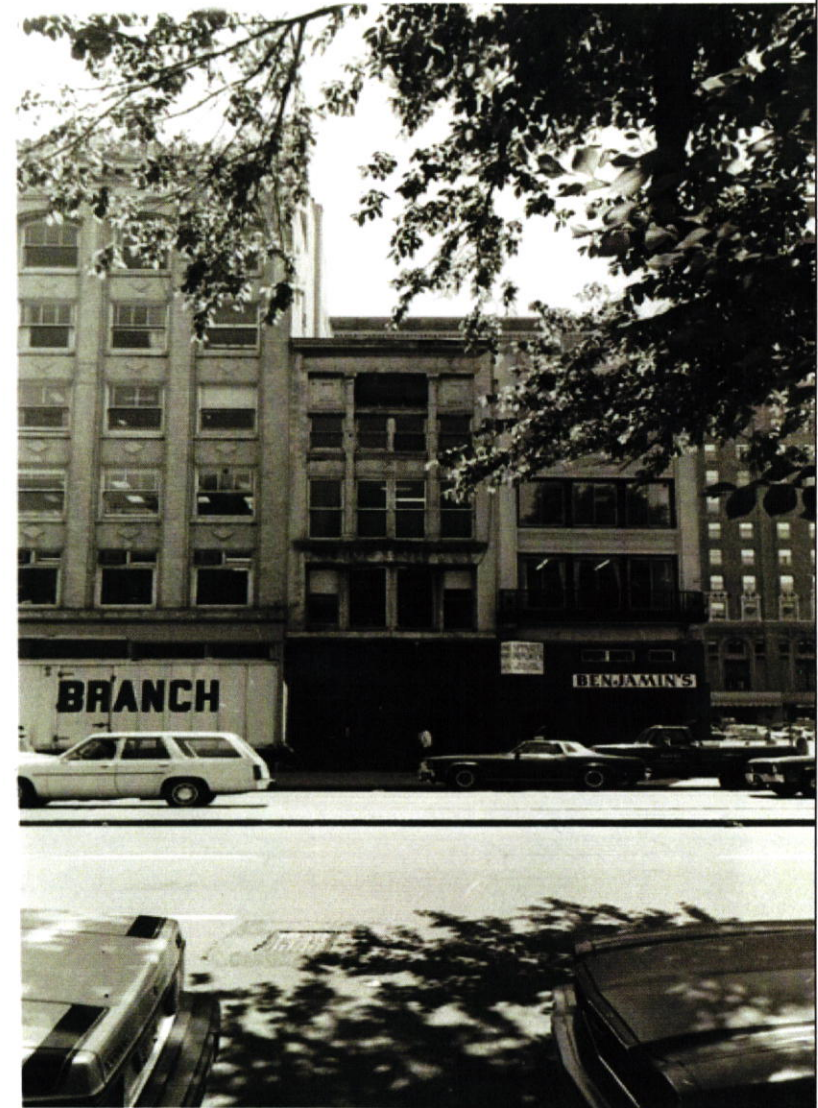
- 1. Urban Renewal Background**
- 2. Urban Renewal Action Plan**
- 3. Land Disposition Agreement Inventory Update**
- 4. Analysis and Inventory of BPDA Owned Land**
- 5. Community Feedback**



Urban Renewal Background

Urban Renewal Origins

- Urban Renewal dates back to the American Housing Act of 1949, when the Federal Government began to invest great sums of money to redevelop cities that were rapidly declining after World War II. Early Urban Renewal efforts attempted to tackle widespread blight by assembling land to develop massive infrastructure and public facilities usually at the expense of displacing poor and marginalized residents.



Urban Renewal Plan Areas



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Urban Renewal Background

The 16 Existing Urban Renewal Plans (After 2016 Extension)

- Central Business District – School-Franklin
- Central Business District – Boylston-Essex
- Central Business District - South Station
- North Station
- Government Center
- Brunswick King
- Park Plaza
- South End
- South Cove
- Kittredge Square
- Washington Park
- Campus High School
- Fenway
- Downtown Waterfront
- Charlestown
- West End

Expired Urban Renewal Plan Areas

- New York Streets
- Whitney Streets
- St. Botolph
- CBD – Bedford West
- Sumner Street
- North Harvard
- Tremont Mason



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Urban Renewal Tools and Terms



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Urban Renewal Tools

- **Site Assembly**
- **Title Clearance**
- **Vertical Discontinuance**
- **Land Use Control/Land Disposition Agreement**
- **Urban Renewal Overlay Districts**
- *Public Investment*
- *Housing Affordability*



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2) BPDA : Urban Renewal Action Plan



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7. Foreway Urban Renewal Plan
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Michael Tierney
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BPDA Urban Renewal Website



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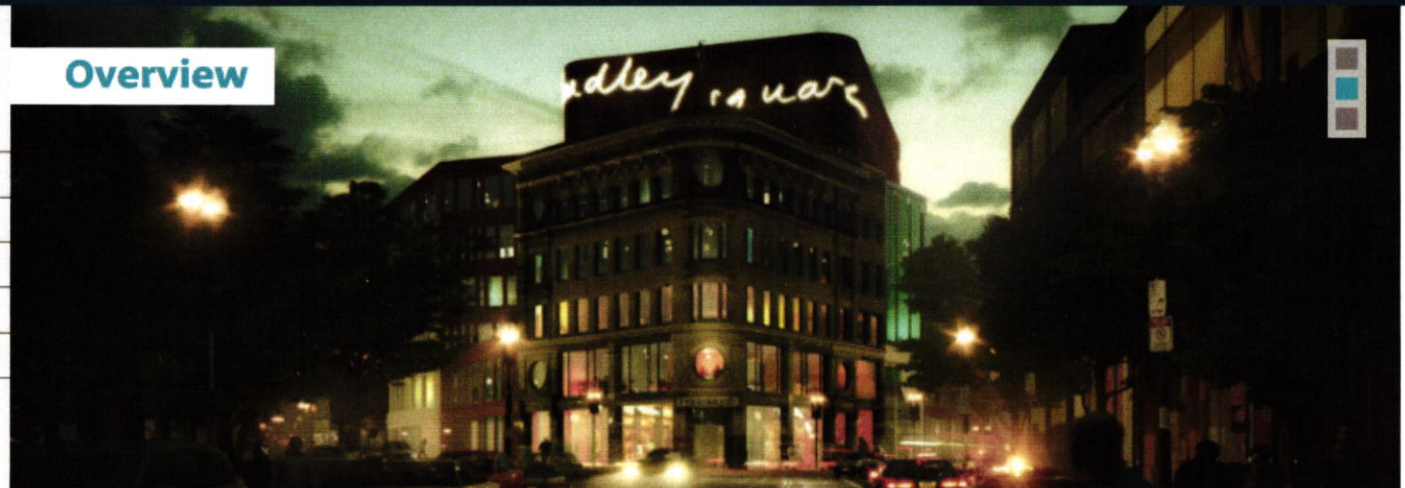
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Charlestown	11/02/2018	05/15/2017	PDF
Downtown Waterfront-Faneuil Hall	09/22/2016	03/03/2006	PDF
Fenway	11/02/2018	07/13/2018	PDF
Government Center	08/03/2018	06/11/2018	PDF
Kittredge Square	09/22/2016	05/26/2006	PDF
North Harvard	09/22/2016	08/13/2013	N/A
North Station	09/22/2016	07/11/2007	PDF
Park Plaza	09/22/2016	10/17/2011	PDF
South Cove	11/02/2018	08/11/2017	PDF
South End	09/22/2016	05/14/2018	PDF



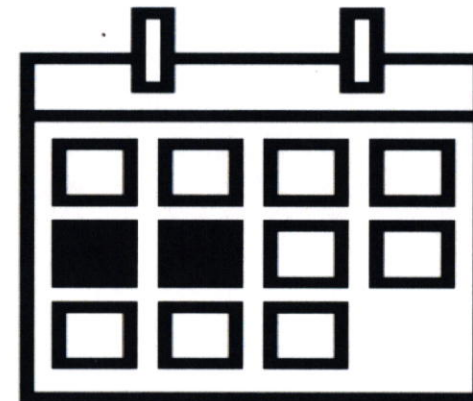
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Records Management



box

tip of the week



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.



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Urban Renewal Background

Urban Renewal Origins

- Urban Renewal dates back to the American Housing Act of 1949, when the Federal Government began to invest great sums of money to redevelop cities that were rapidly declining after World War II. Early Urban Renewal efforts attempted to tackle widespread blight by assembling land to develop massive infrastructure and public facilities usually at the expense of displacing poor and marginalized residents.



Reasoning: Public Investment

- Creation of New Residential Buildings with Affordable Housing Restrictions.
- Creation of Parks and Open Space.
- Creation of Commercial Spaces and Community Shopping Plaza's.
- Creation of New Public Libraries, Schools, Police and Fire Stations.
- Creation of New Transportation Modes (Bus stops and MBTA Stations and removal of elevated trains).
- Rehabilitation of Older Buildings along with new developments to Spur Investment and Job Creation in Urban Renewal Areas.

Urban Renewal Plan Areas



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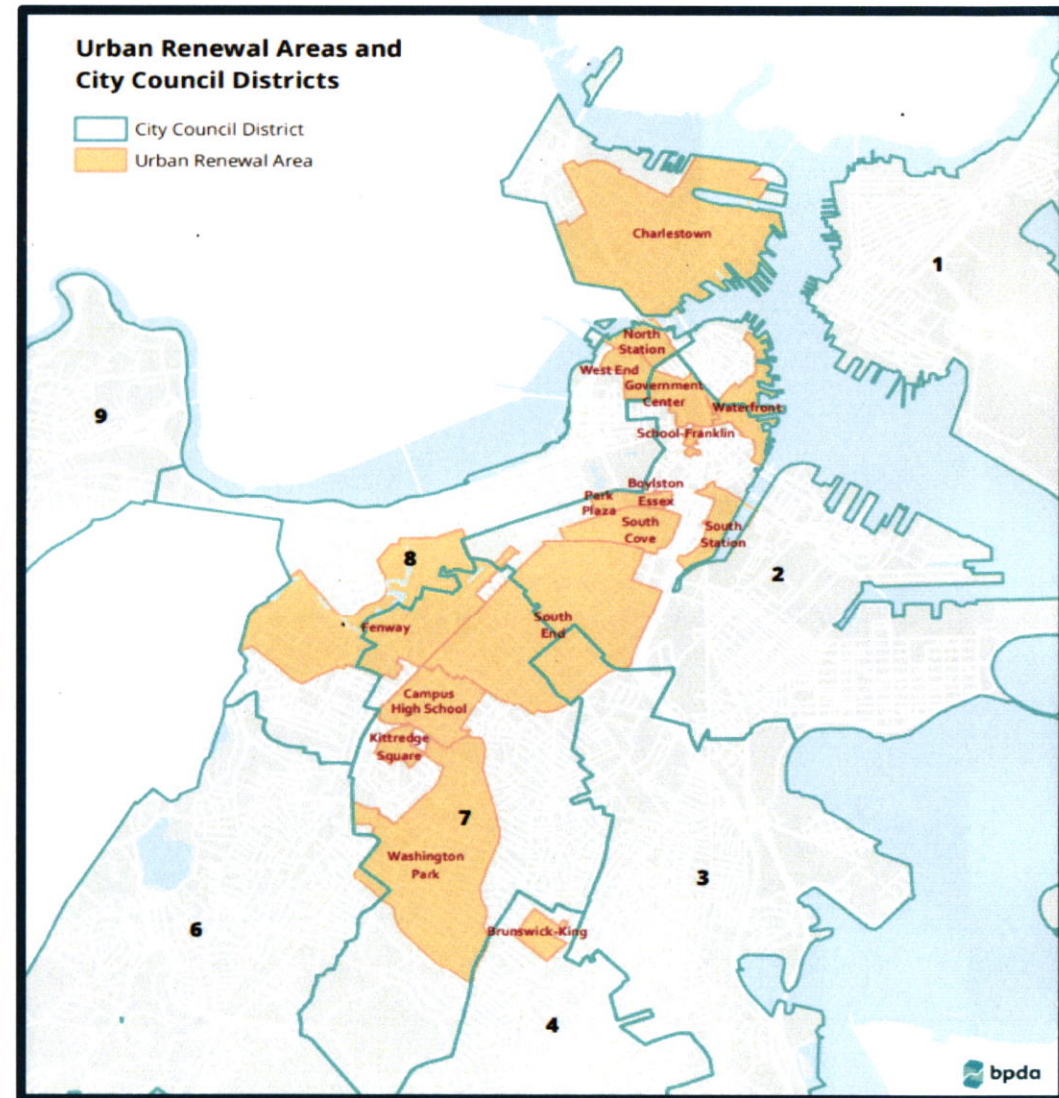
Urban Renewal Background

The 16 Existing Urban Renewal Plans (After 2016 Extension)

- Central Business District – School-Franklin
- Central Business District – Boylston-Essex
- Central Business District - South Station
- North Station (2020)
- Government Center
- Brunswick King
- Park Plaza
- South End
- South Cove
- Kittredge Square
- Washington Park
- Campus High School
- Fenway
- Downtown Waterfront
- Charlestown
- West End

Urban Renewal Background

Existing Urban Renewal Areas with City Council Districts



Expired Urban Renewal Plan Areas

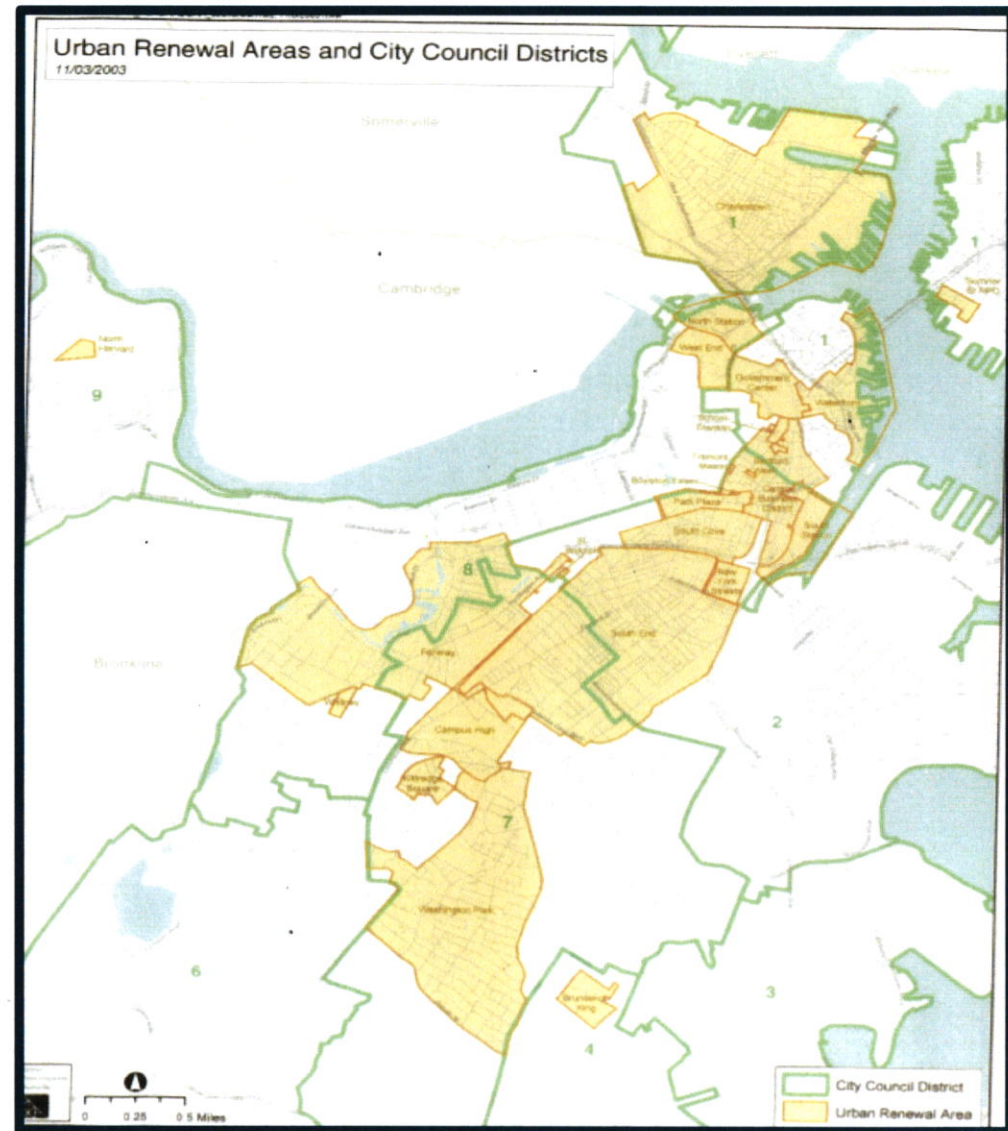
- New York Streets
- Whitney Streets
- St. Botolph
- CBD – Bedford West
- Sumner Street
- North Harvard
- Tremont Mason



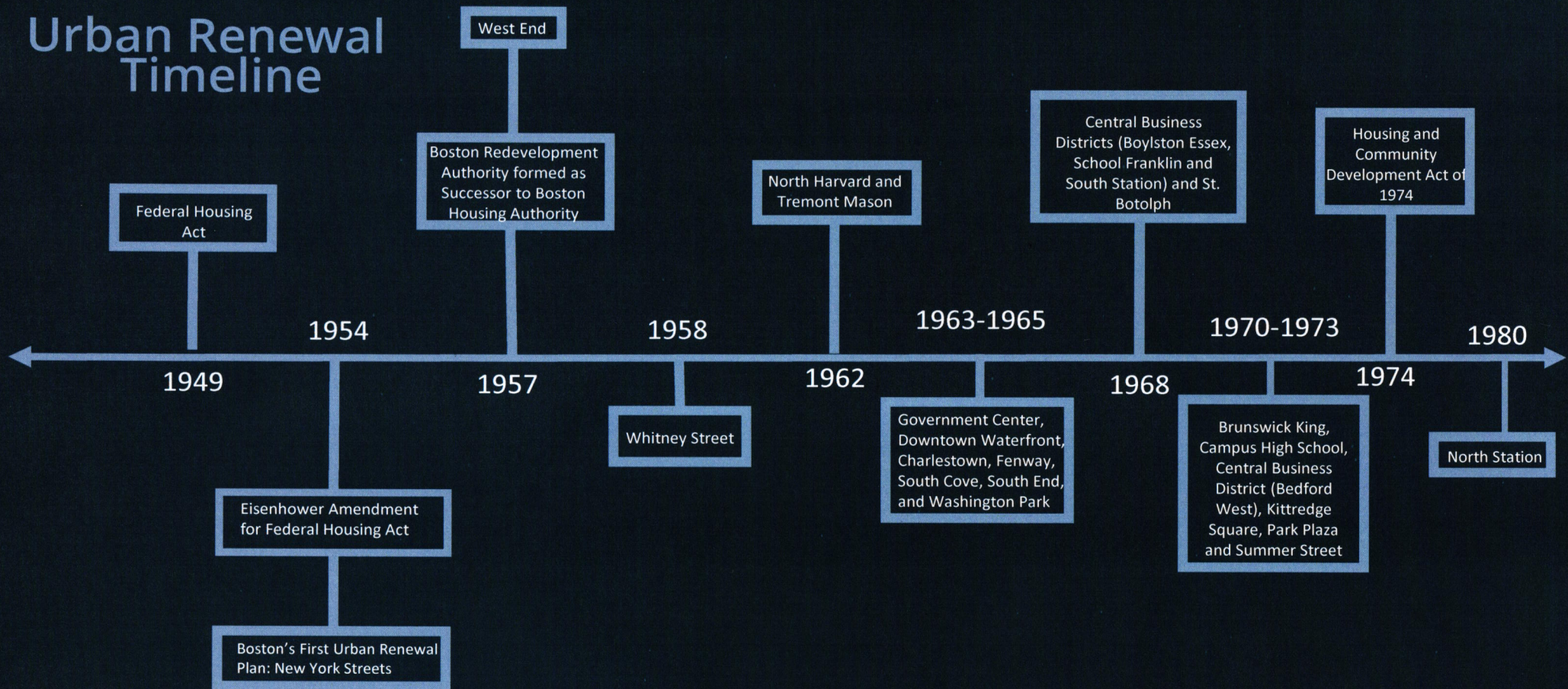
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Urban Renewal Background

Original Urban Renewal Areas

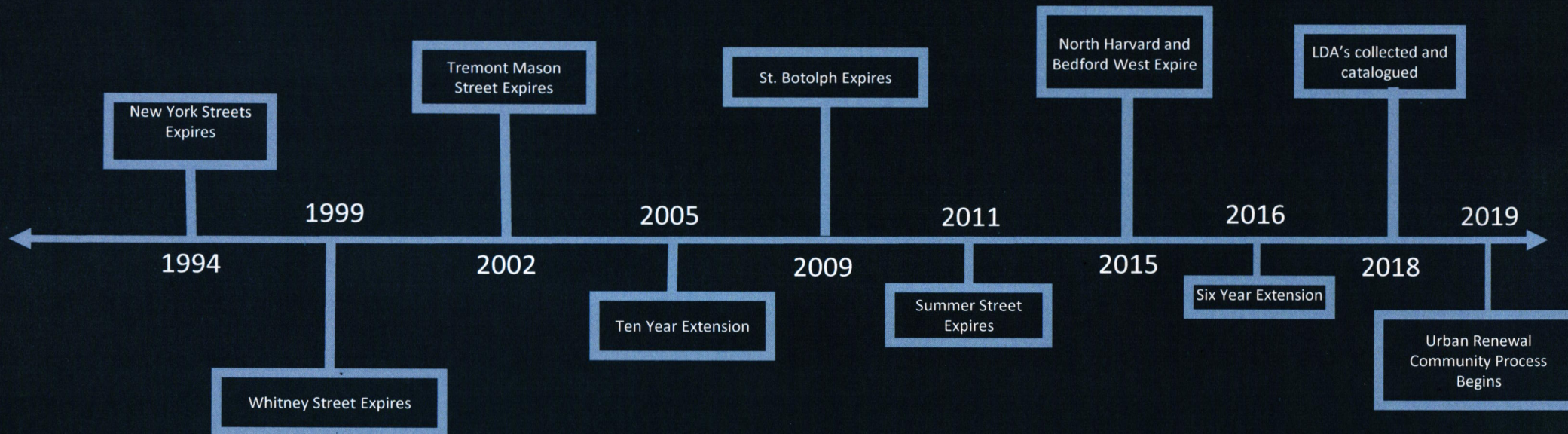


Urban Renewal Timeline



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Urban Renewal Timeline



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Urban Renewal Tools



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Urban Renewal Tools

- Site Assembly
- Title Clearance
- Vertical Discontinuance
- Land Use Control
- Urban Renewal Overlay Districts



Benefits of Development and Design Controls

- **Affordable Housing Restrictions**
- **Density Restrictions**
- **Urban Design**
- **Diverse Uses**
- **Spurred Public Investment in Streets and Sidewalk Improvements, Parks, Schools, Police and Fire Stations, Libraries, Community Centers.**



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What is a Land Disposition Agreement?

The Land Disposition Agreement allowed preservation of nursing home use.

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

HOME ABOUT ARCHIVES CONTACT NEWSLETTER CALENDAR "SUBMIT A POST" 

Health & Environment Neighborhood Life

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

By Matt Conti - Wed, Sep. 14, 2016  13  6

Officials and residents packed the Boston City Council chamber on Tuesday night, yet the operator of the North End Nursing Home said it still plans to close down the 140-bed facility in about a year.

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



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

2) 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 striven 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 effected 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 compute 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) continuing to the Action Plan that is outlined below; (2) notifying the City Council via a filing of the minor modification notice by the BRA to the City Clerk in addition to the notification that currently is 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 chosen to hold regarding a proposed minor modification to an urban renewal plan within the thirty (30) day notice period with the proposal outlined below; (5) providing the City Council with a thirty (30) day notice of any proposed extension deadline notice of city-owned land in excess of 5,000 square feet; (6) providing the City Council with a sixty (60) day notice of any proposed extension deadline notice of properties occupied by private residences 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 lease 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. Dorchester-King Urban Renewal Plan
2. Campus High School Urban Renewal Plan
3. Central Business District Boylston-Basix Plan
4. Central Business District South Station Plan
5. Charlestown Urban Renewal Plan
6. Downtown Waterfront-Financial Hill Urban Renewal Plan
7. Fenway Urban Renewal Plan
8. Government Center Urban Renewal Plan
9. Knowledge Square Urban Renewal Plan
10. Park Plaza Urban Renewal Plan
11. South Cove Urban Renewal Plan
12. South End Urban Renewal Plan
13. Washington Park Urban Renewal Plan

In City Council March 23, 2016. Passed, vote 13, yeas 5 (Jackson, Finner, Zahedi).
Approved by the Mayor March 28, 2016.

Attest:
Matthew Treacy
City Clerk



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BPDA Urban Renewal Website



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BPDA Urban Renewal Website



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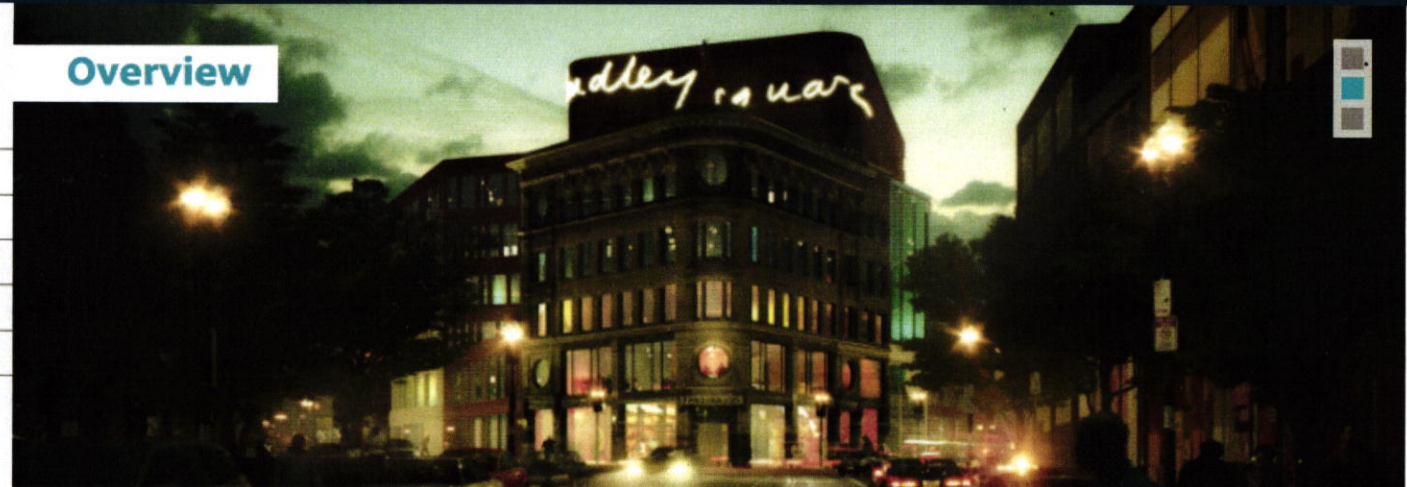
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Overview



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).

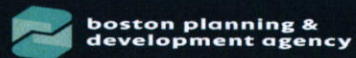
atter is sponsored by Council President Michelle Wu and was

EVENTS

09
Mar

Washington Park
Potential
Housing Sites
Public Meeting

Urban Renewal Document Center



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Urban Renewal

[Urban Renewal Areas](#)

[Map](#)

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Urban Renewal Areas

Urban Renewal Area	Urban Renewal Plan Modification Lists	Notification Letters	Urban Renewal Area Map*
Brunswick King	09/22/2016	10/14/2014	PDF
Campus High School	11/02/2018	05/14/2018	PDF
CBD-Bedford West	11/24/2015	10/16/2006	N/A
CBD-Boylston Essex	09/22/2016	N/A	PDF
CBD-School Franklin	09/22/2016	N/A	PDF
CBD-South Station	09/22/2016	08/08/2006	PDF
Charlestown	11/02/2018	05/15/2017	PDF
Downtown Waterfront-Faneuil Hall	09/22/2016	03/03/2006	PDF
Fenway	11/02/2018	07/13/2018	PDF
Government Center	08/03/2018	06/11/2018	PDF
Kittredge Square	09/22/2016	05/26/2006	PDF
North Harvard	09/22/2016	08/13/2013	N/A
North Station	09/22/2016	07/11/2007	PDF
Park Plaza	09/22/2016	10/17/2011	PDF
South Cove	11/02/2018	08/11/2017	PDF
South End	09/22/2016	05/14/2018	PDF



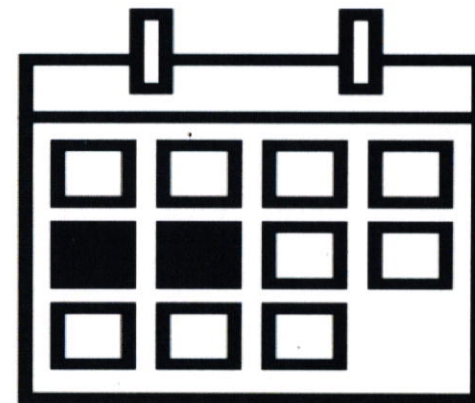
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Records Management



box

tip of the week



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Additional sessions will be available in the coming months.



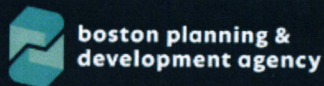
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Land Disposition Procedures and Actions



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Community Meetings and RFP Process



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[Spaces for Lease](#)

SALE OF 41 REGENT STREET, ROXBURY - PARCEL L-43-B WITHIN THE WASHINGTON PARK URBAN RENEWAL AREA

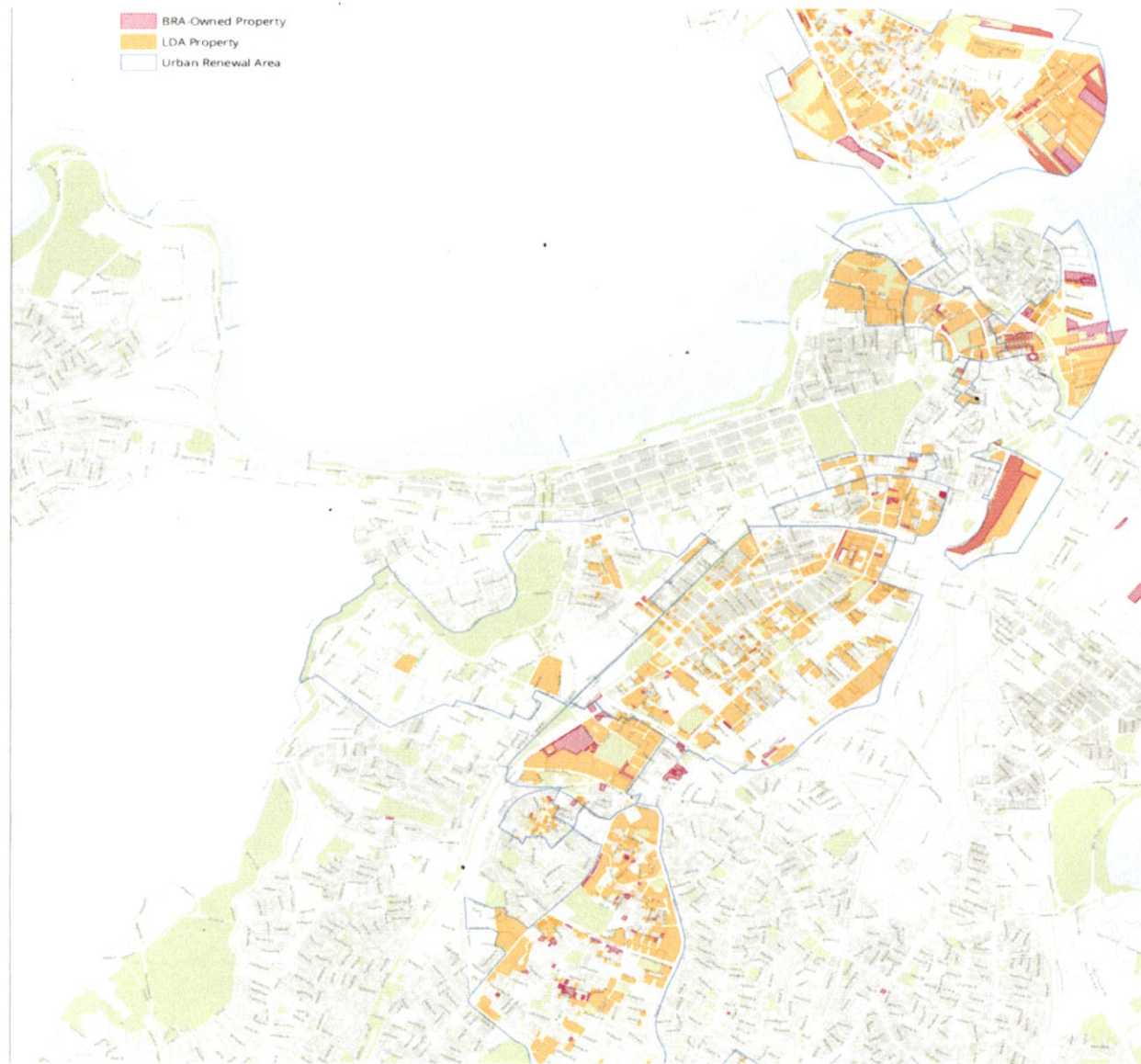
The Boston Redevelopment Authority d/b/a the Boston Planning & Development Agency ("BRA") is pleased to issue this [Request for Proposals](#) ("RFP") for the redevelopment of Parcel L-43B, located at 41 Regent Street, ("Parcel") in the Washington Park Urban Renewal Area, Project No. Mass. R-24. The Parcel is available from the BRA for sale and development to create residential use. Preference will be given to the proposals that include homeownership units in the proposed project.

	Type	RFP	
	Status	Open	
	Date Available	02/09/2017 12:00	
	Due Date	04/07/2017 12:00	
	Pre Bid Due Date	02/28/2017 10:00	
	Contact	Francis.Collins@boston.gov	

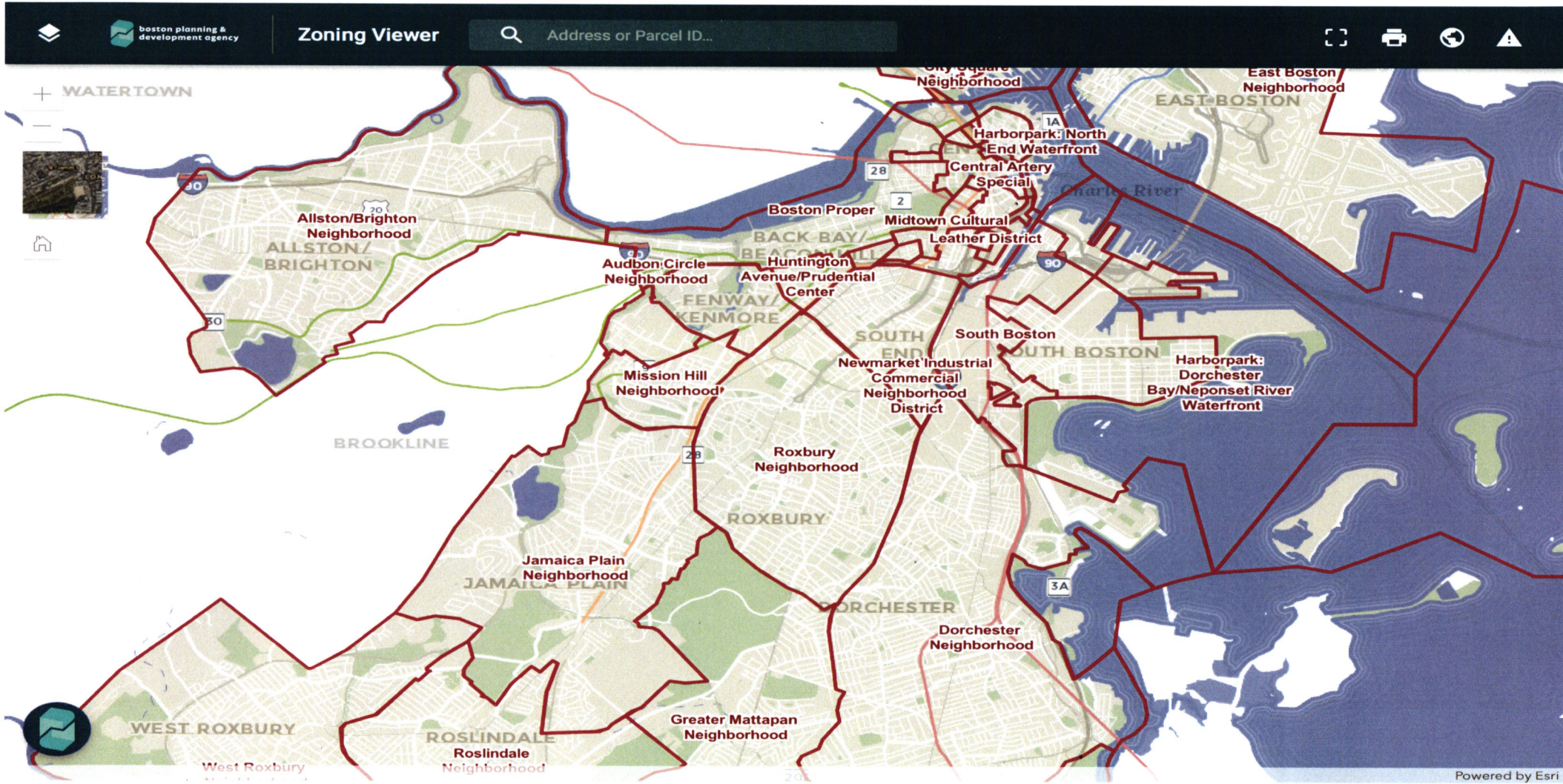
Completion of LDA & BPDA Owned Property Inventory



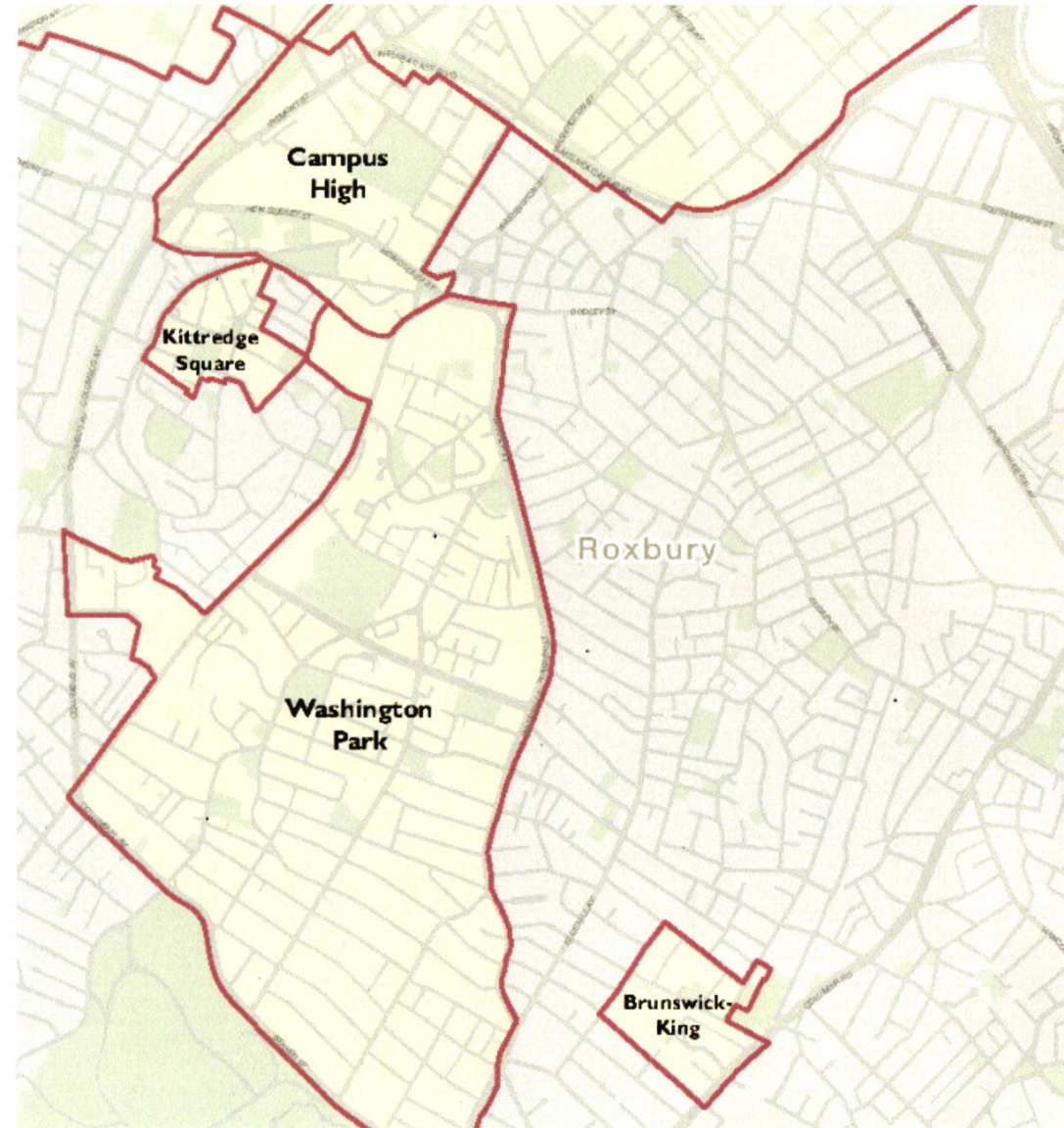
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Urban Renewal on the Zoning Viewer



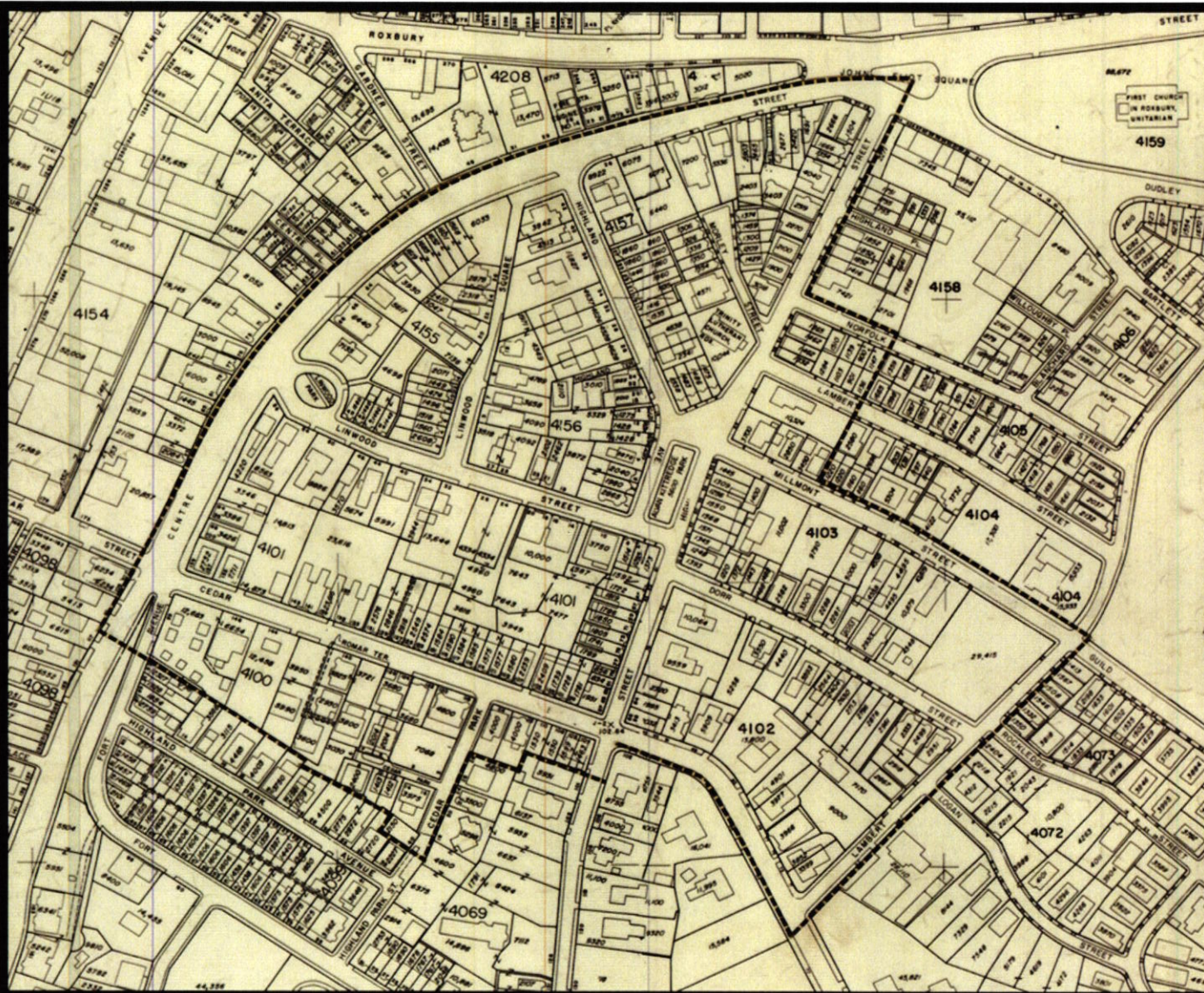
Urban Renewal Plan Areas in Roxbury



Kittredge



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Kittredge Urban Renewal Plan – Goals 1972

- Insure the public health and safety.
- Promote and expedite public and private development.
- Strengthen the physical pattern of local neighborhood activities including the development of parks and open space to support existing and proposed residential uses.
- Promote stability of the existing housing stock through rehabilitation and new construction.
- Provide a number of low and moderate cost housing units through rehabilitation and new construction.
- Preserve and enhance the area's historical and architectural value.



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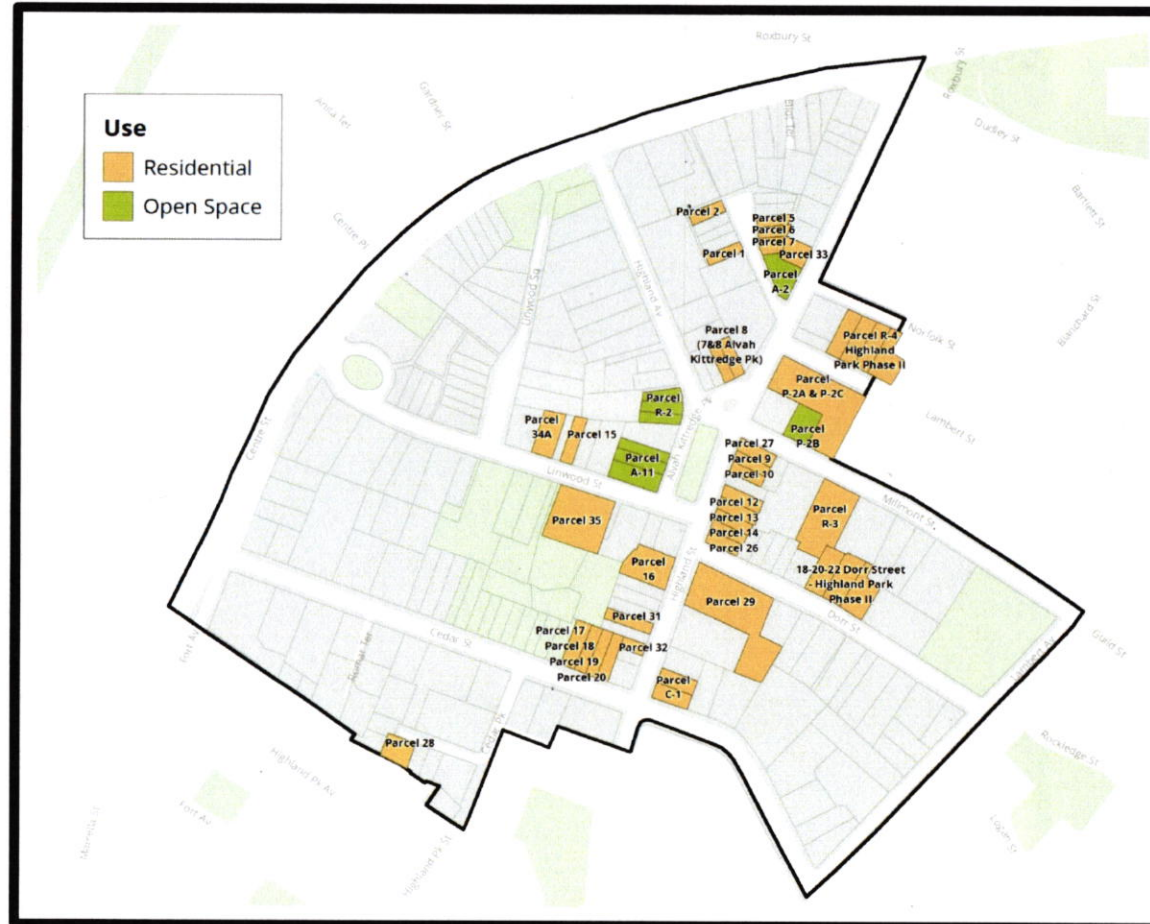
3) Land Disposition Agreement Inventory



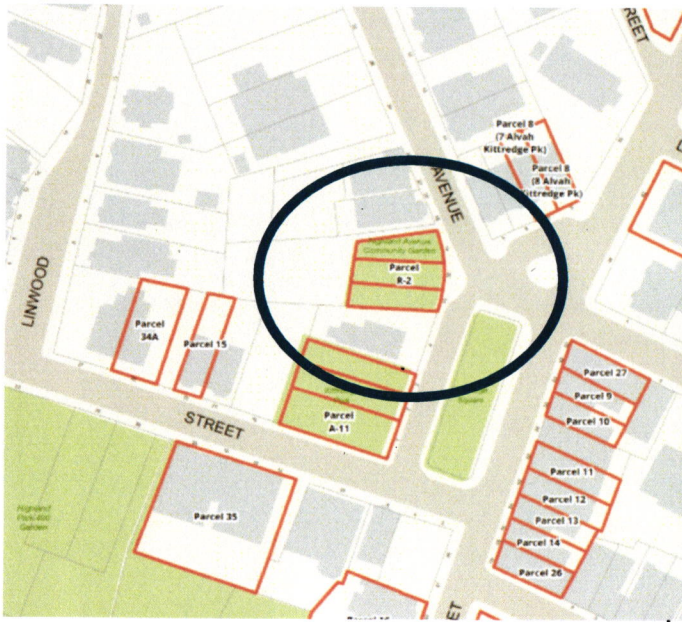
**boston planning &
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Kittredge Square Urban Renewal Area

Parcels



Parcel R-2 Highland Avenue Community Garden



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Parcel A-11

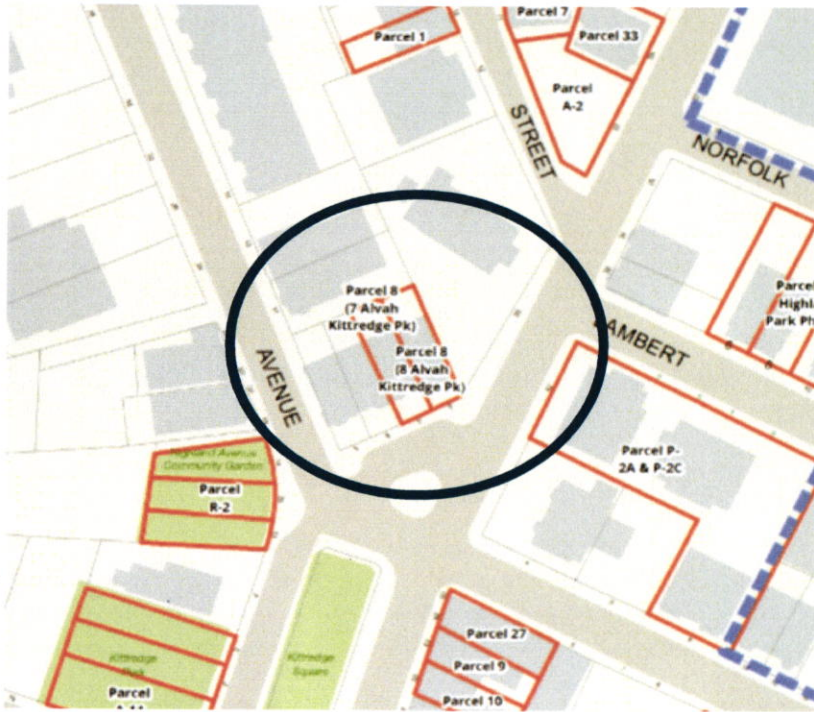
Kittredge Park



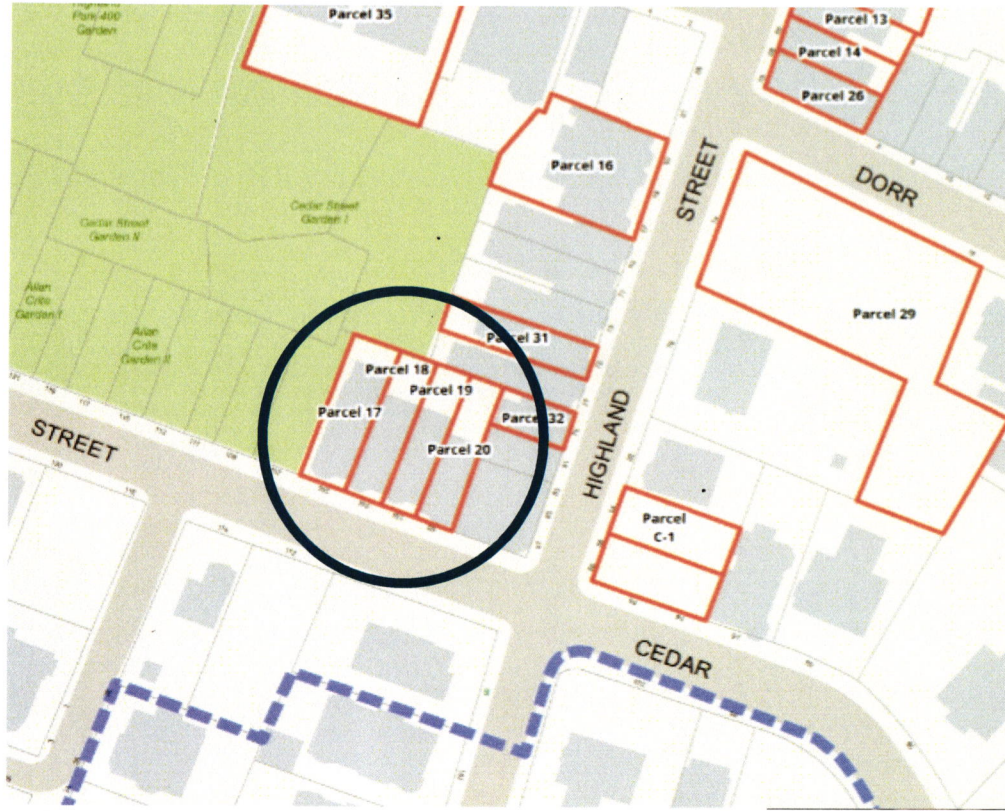
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Parcel 8

7-8 Alvah Kittredge

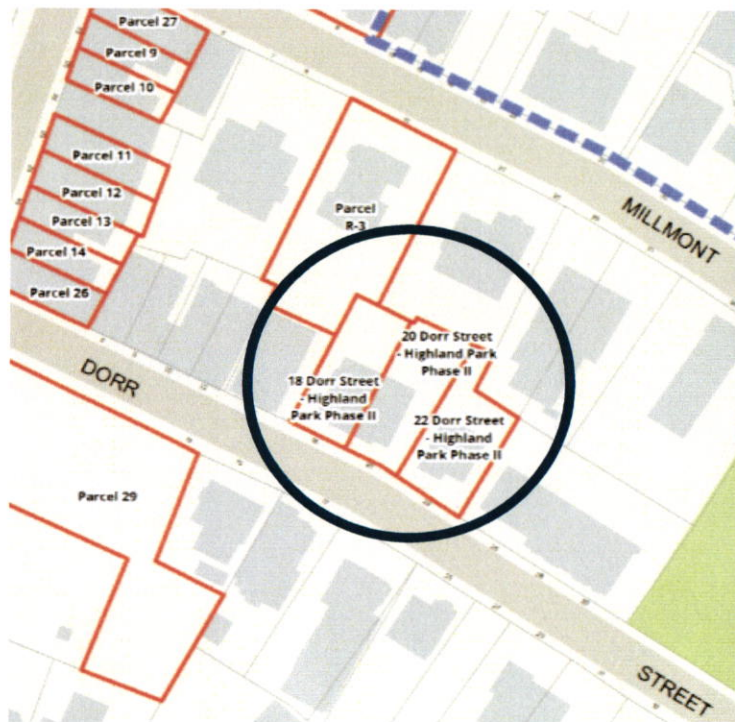


99-105 Cedar Street

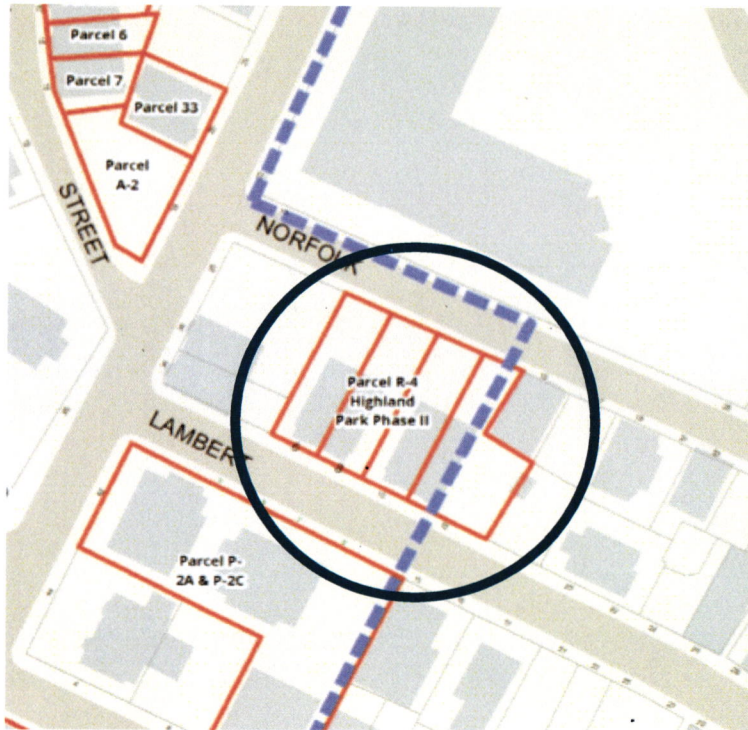


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18-22 Dorr Street Highland Park II



6-12 Lambert Street Highland Park II



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74 Alvah Kittredge

BHA Owned



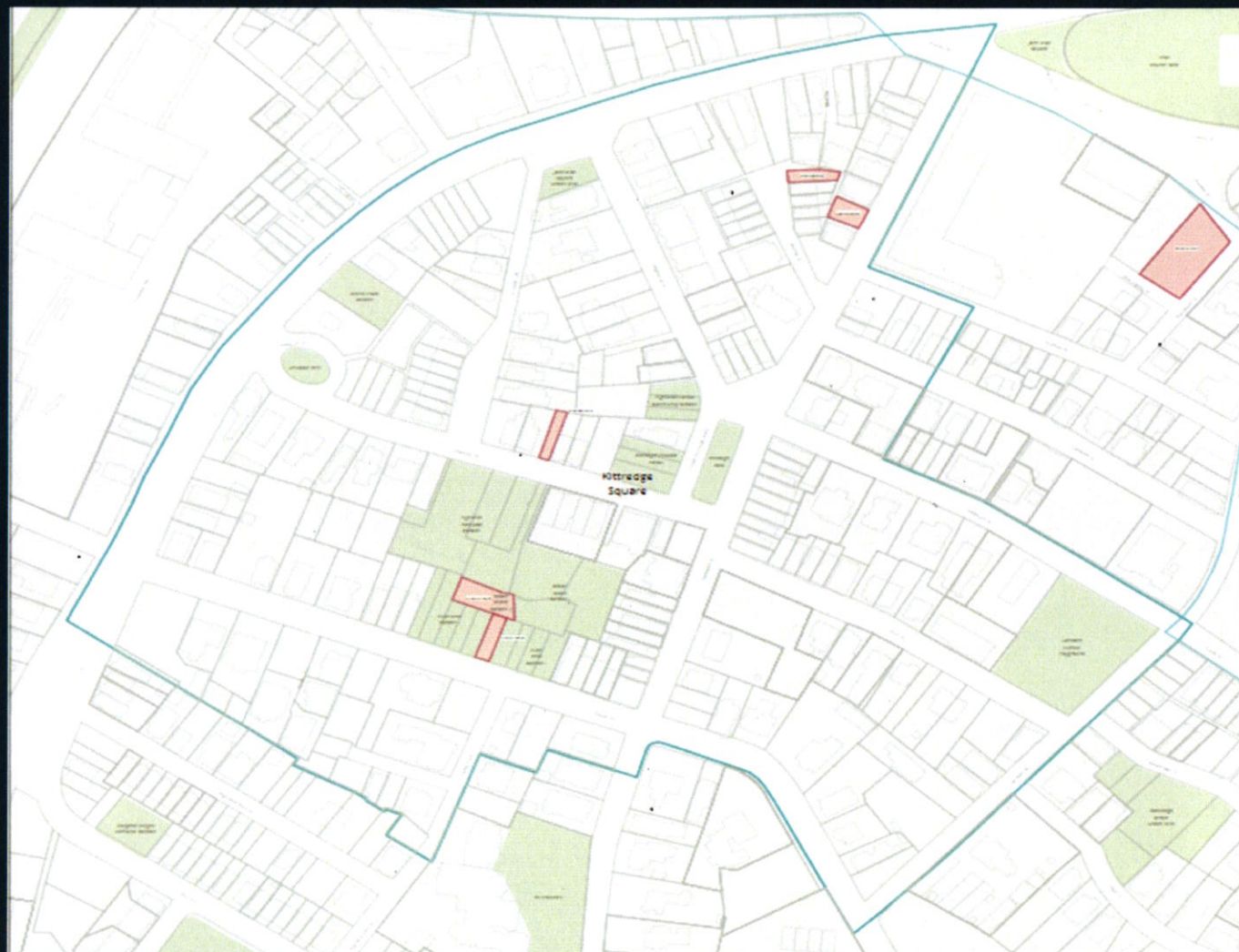
BRA Deed Restricted Affordable Housing

Project Name	Affordable Units
P-2A, P-2C and Parcel 16 Kittredge Square LLC	1 Low-Moderate-Income (80% AMI) Condo Unit 2 Upper-Middle Income (80%-100% AMI) Condo Units Term: 30 + 20 Years
Parcel 8 (8 Alvah Kittredge Park)	1 Upper-Middle Income (120% AMI) Rental Unit Term: 30 + 20 Years
Highland Park II	6 Low-Income (80% AMI) Homeownership Unit Term: 30 + 20 Years
Parcel 31 (75 Highland Street)	1 Low-Moderate Income (80% AMI) Condo Unit Term: 30 + 20 Years



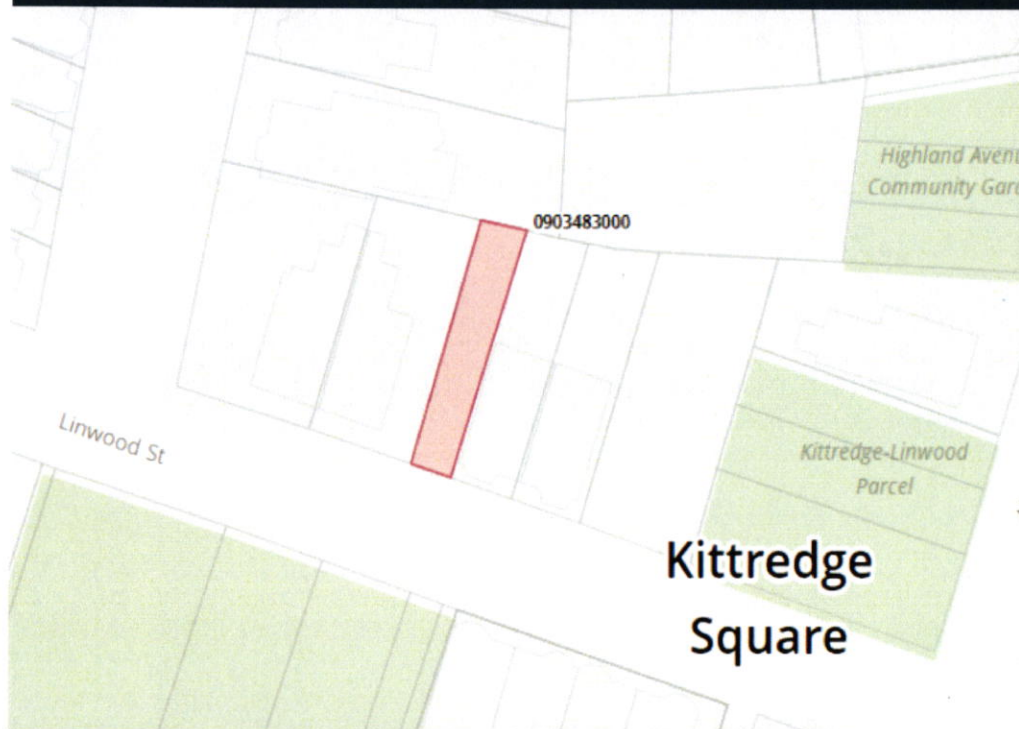
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4) BPDA Owned Parcels in Kittredge



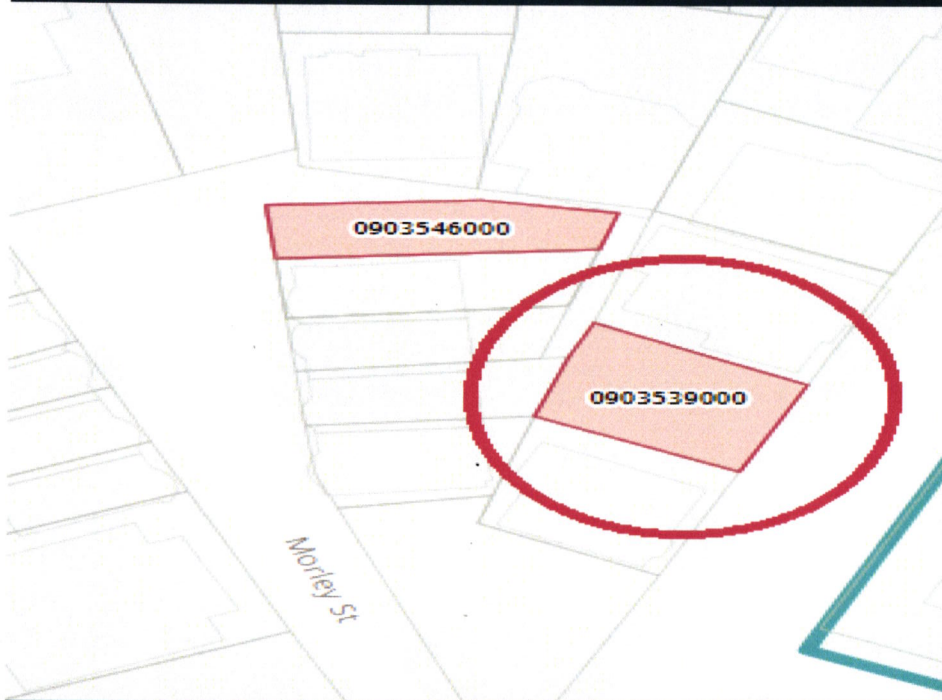
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25 Linwood St. Parcel 34B



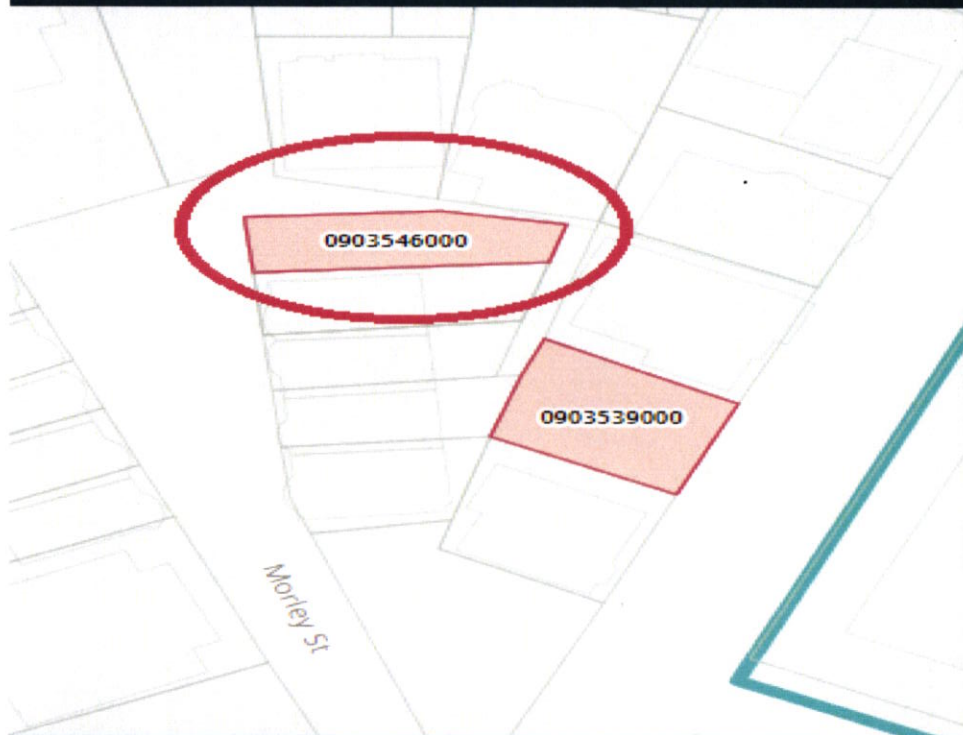
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23 Highland St. Parcel A-1

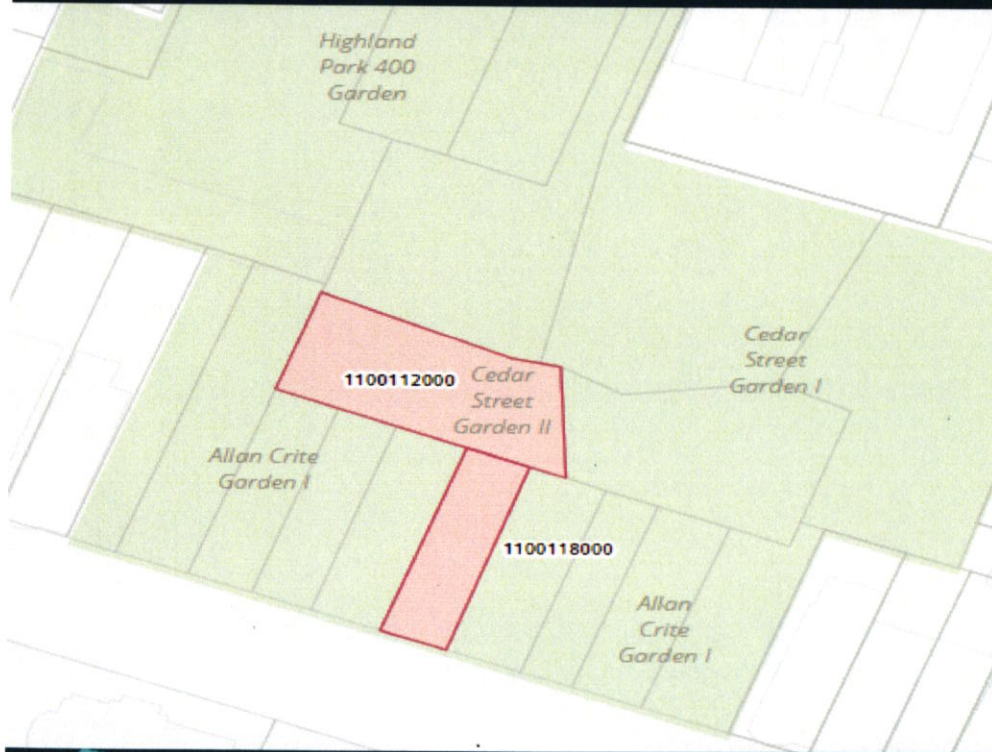


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21 Morley St.



Rear of 115-121 Cedar St. Cedar St. Garden



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5) Community Feedback



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