



Urban Renewal: Campus High School

October 9, 2019



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development agency**

Urban Renewal Area Ager

1. Introduction
2. Urban Renewal Background
3. Urban Renewal Action Plan
4. Land Disposition Agreement Inventory
5. BPDA Owned Land Inventory
6. Community Feedback



Introduction:

Why Are We Here?



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2016 Urban Renewal Extension

- 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.
- This is the first phase of the UR Community Process.



Who Am I?

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



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My Background:



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PRECINCT I FAMILIES TO BE ACQUIRED	
	# Families in Structure
14-16A Chelsea St.	2
Albert M. Benedict (ao) 14 Chelsea St., Chas.	
Mr. Michael Condor (t) 54	
Mr. Julius Demico (t) 46	
* 16 Chelsea St.	2
Mr. Samuel Burstein (ao) 20 Main St., Malden	
Mr. John Murphy, Jr. (t) 67	
* 20-20A Chelsea St.	1
Rosie Ispice (ao)	
Mr. William Wadsworth (t) 56	
* 67 Chelsea St.	5
Mr. Ralph Pirozzi (ao)	
Mr. Edward R. Fitzgerald (t) 44	
Mr. Patrick H. Gearin (t) 61	
Annie E. Langan (t) 76	
Mr. Michael J. Mahoney (t) 39	
Mr. Lawrence Macnagle (t) 37	
* 5 HOMESTEAD PLACE	3
Mr. Frank Zintz (ao) 159 Coolidge St., Brookline	
Mrs. Ruth Boston (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	

History of the BRA

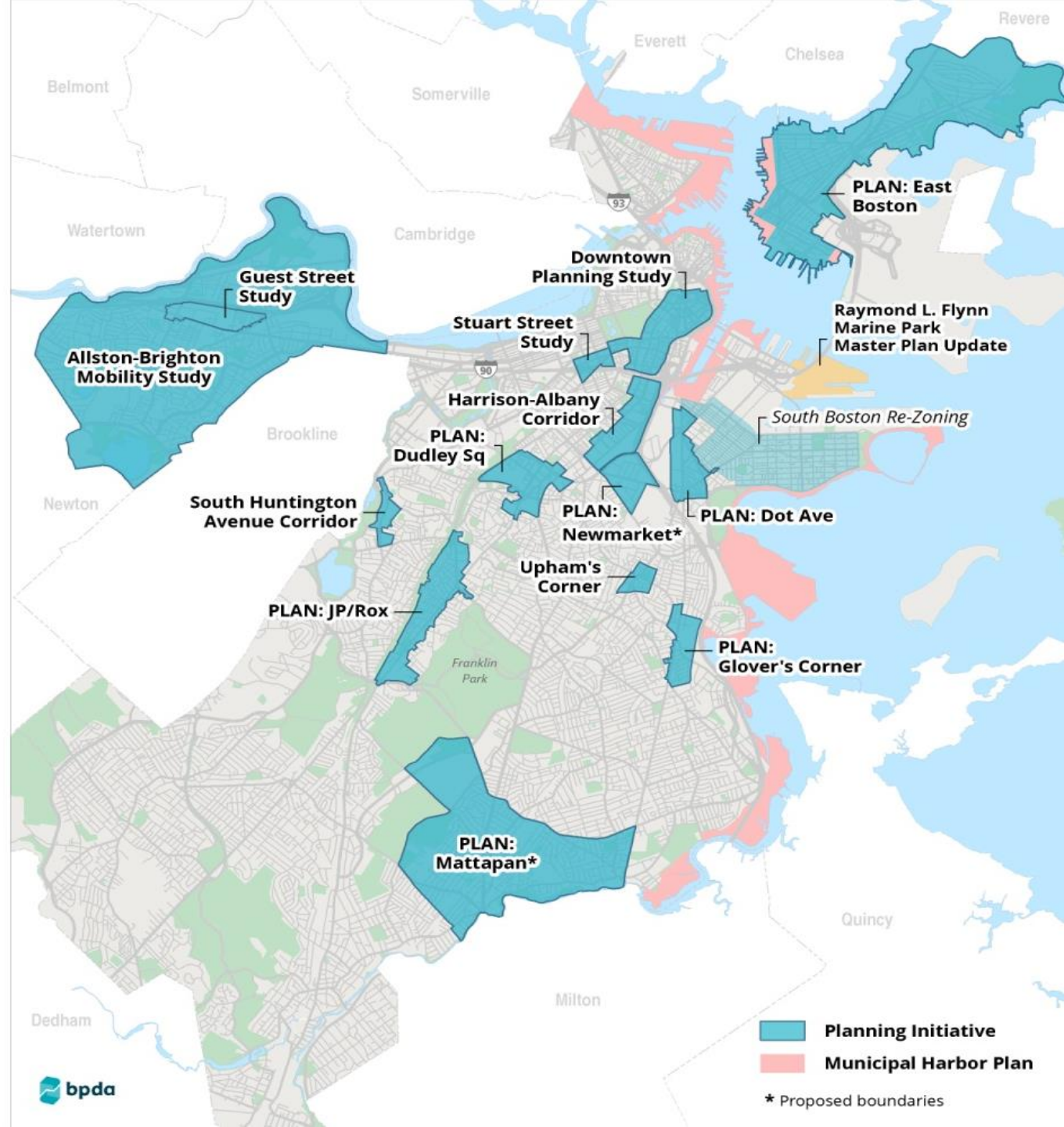


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- Established in 1957 by the City Council and Massachusetts Legislature to assume and expand the powers of the Boston Housing Authority beyond public housing.
- In 1960, by another act of the Massachusetts Legislature, the City Planning Board was merged with the BRA.
- Effective October 20, 2016, the BRA commenced doing business as the Boston Planning & Development Agency.
- Since 2014, the BPDA has helped create 100,000 jobs and 6,000 income restricted residential units.

Community Planning Studies



Phase 1: 2019 Urban Renewal Community Engagement



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Urban Renewal Community Engagement - Group 1

North
Station

School
Franklin

Park Plaza

Brunswick
King

Boylston
Essex

Kittredge
Square

Urban Renewal Community Engagement – Group 2

Government
Center

Campus
High School

South
Station

South Cove

Fenway

Downtown
Waterfront
Faneuil Hall

Urban Renewal Community Engagement - Group 3

Charlestown

South End

Washington Park

West End



2.

Urban Renewal Background

Setting the Stage: 1930 - 1949

- Cities suffer during “the Great Depression”.
- Cities begin bleeding residents into the suburbs following World War II.
- Rise of the Automobile and creation of US Highway system.
- Federal Government policies promote suburban sprawl.
- Financial Institutions engage in ‘Redlining’ practices.
- Immigrants arrive from Europe in great numbers.
- Federal Government begins underwriting Urban Renewal efforts for US cities.



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What is Urban Renewal?

- 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.



Public Investment in Housing & Infrastructure

- Creation of New Residential Opportunities.
- Creation of New Parks and Open Spaces.
- Creation of New Commercial Spaces and Community Shopping Plaza's.
- Creation of New Public Libraries, Schools, Police and Fire Stations.
- Creation of New Transportation Modes (New MBTA Stations and removal of elevated trains).
- Creation of New Roads and Transportation Street Grid.
- Creation of Elderly, Non-profit and Recreational Community Spaces.
- Rehabilitation of Older (abandoned and foreclosed) Buildings to eliminate substandard conditions.

Urban Renewal Plan Areas



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Urban Renewal Plan Areas

The 16 Existing Urban Renewal Plans

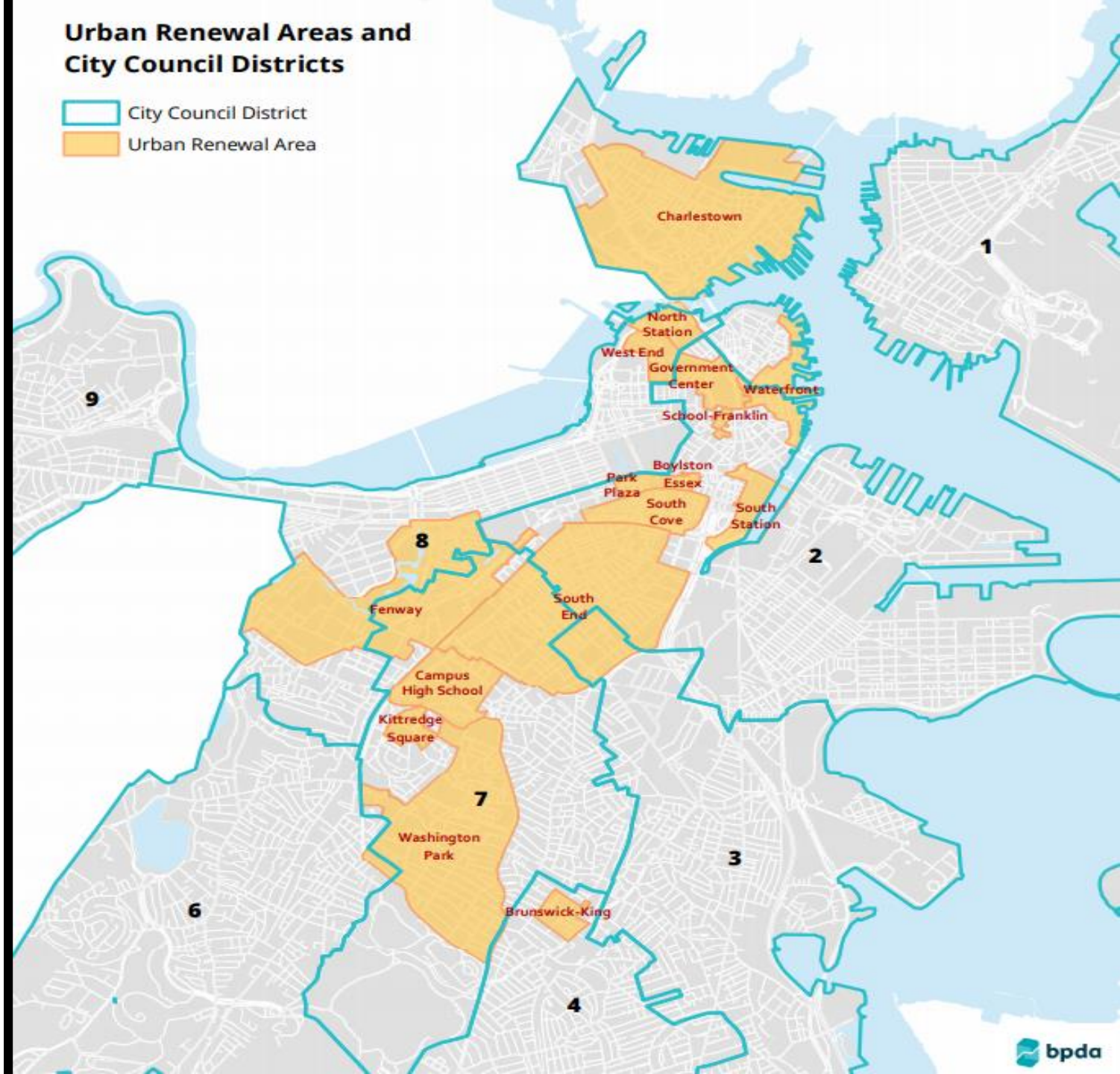
- Central Business District – School-Franklin
- Central Business District – Boylston-Essex
- Central Business District - South Station
- North Station
- Government Center
- Brunswick King
- Park Plaza
- South End
- South Cove
- Kittredge Square
- Washington Park
- Campus High School
- Fenway
- Downtown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

Urban Renewal Background:

Existing Urban Renewal Areas with City Council Districts



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Expired: Urban Renewal Plan Areas

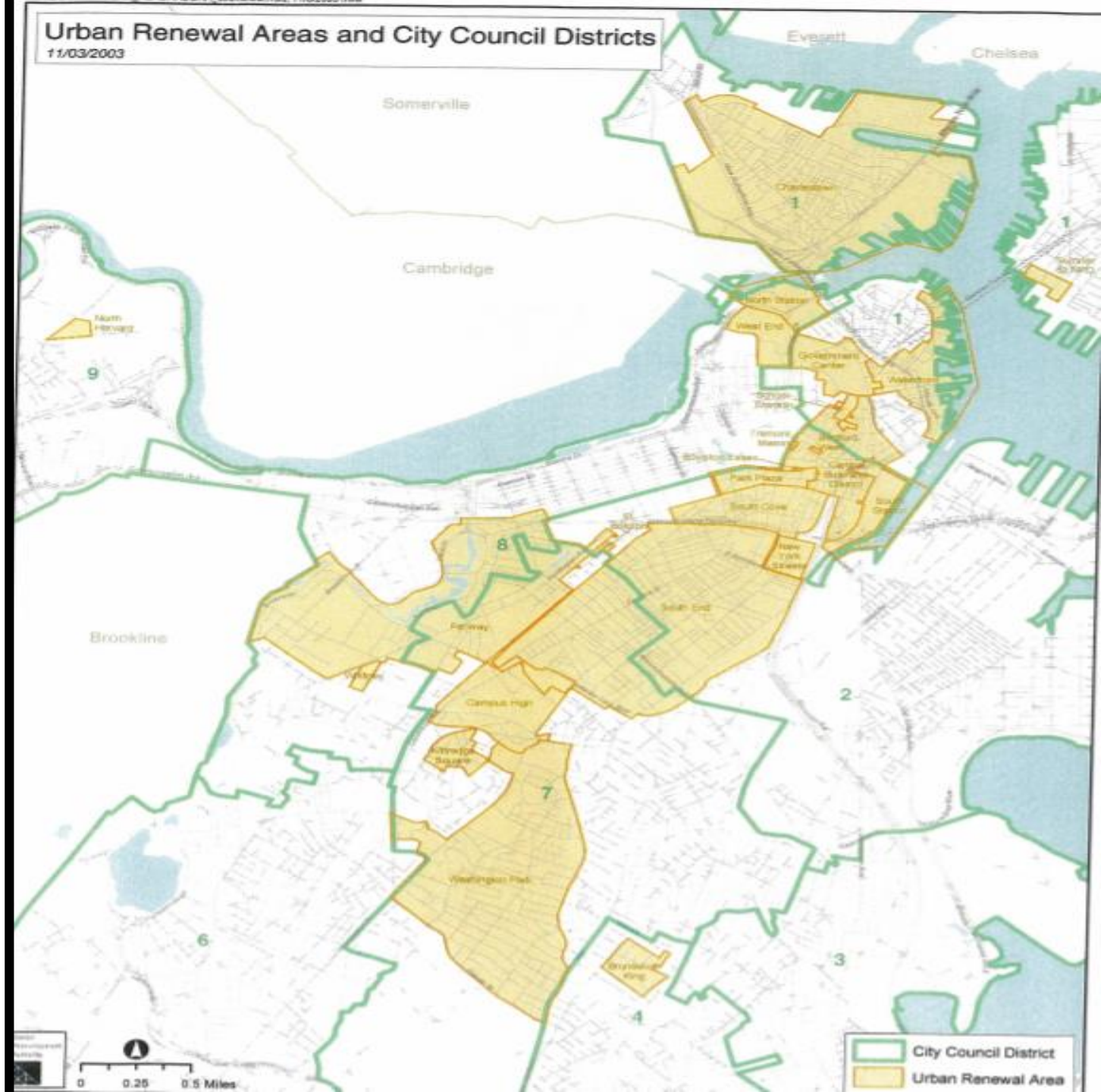
- New York Streets (South End)
- Whitney Streets
- St. Botolph
- Bedford West
- Sumner Street
- North Harvard (Brighton)
- Tremont Mason



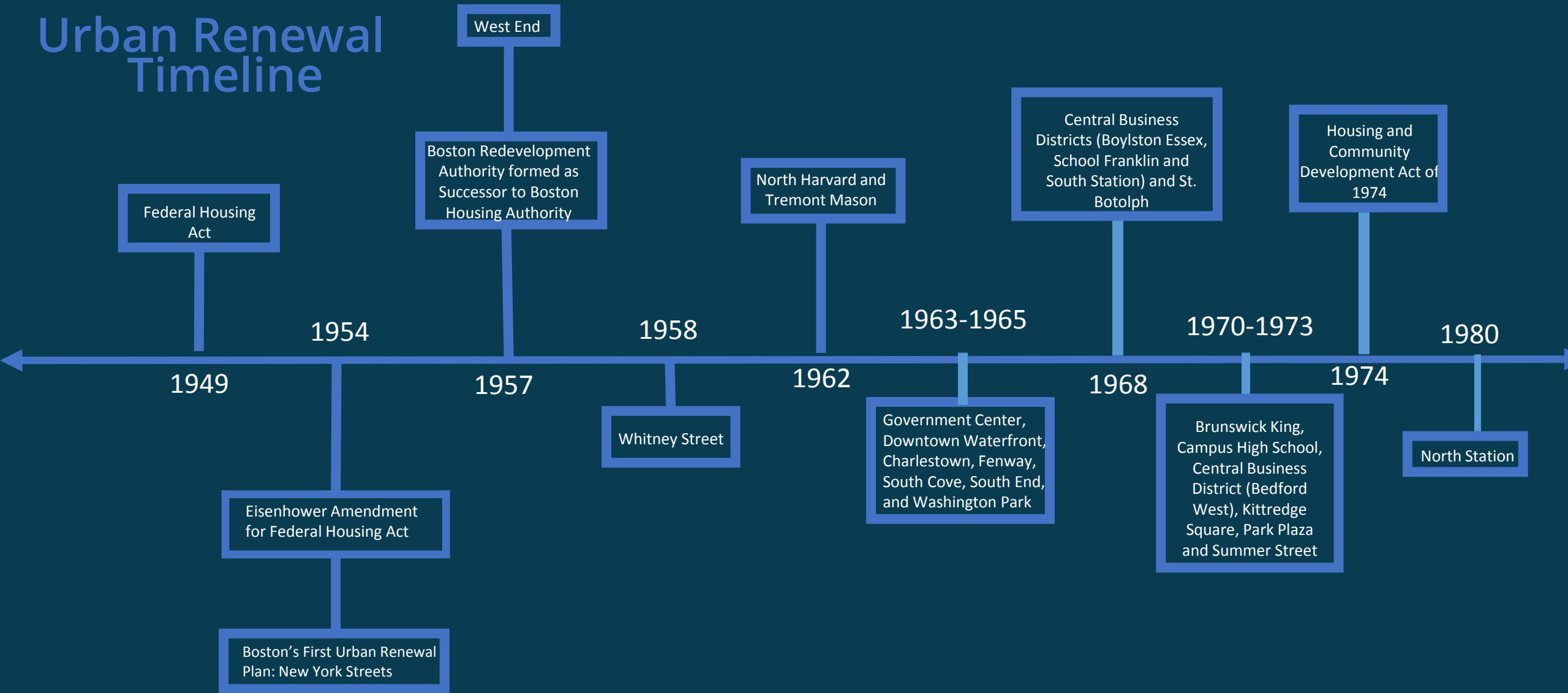
Urban Renewal Background: Original Urban Renewal Areas



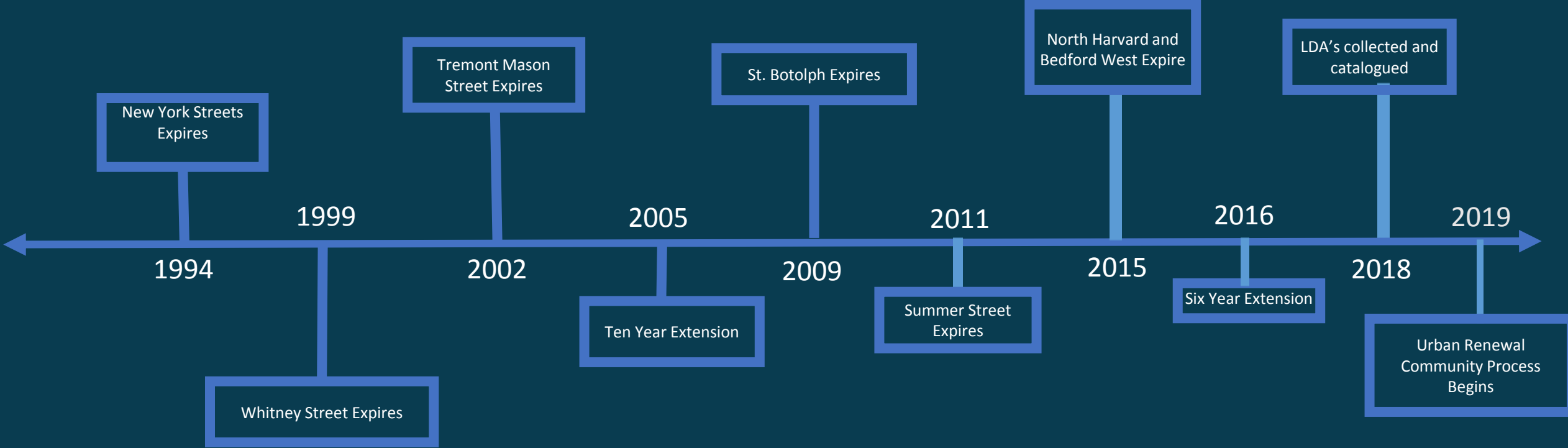
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Urban Renewal Timeline



Urban Renewal Timeline



Where else is Urban Renewal?

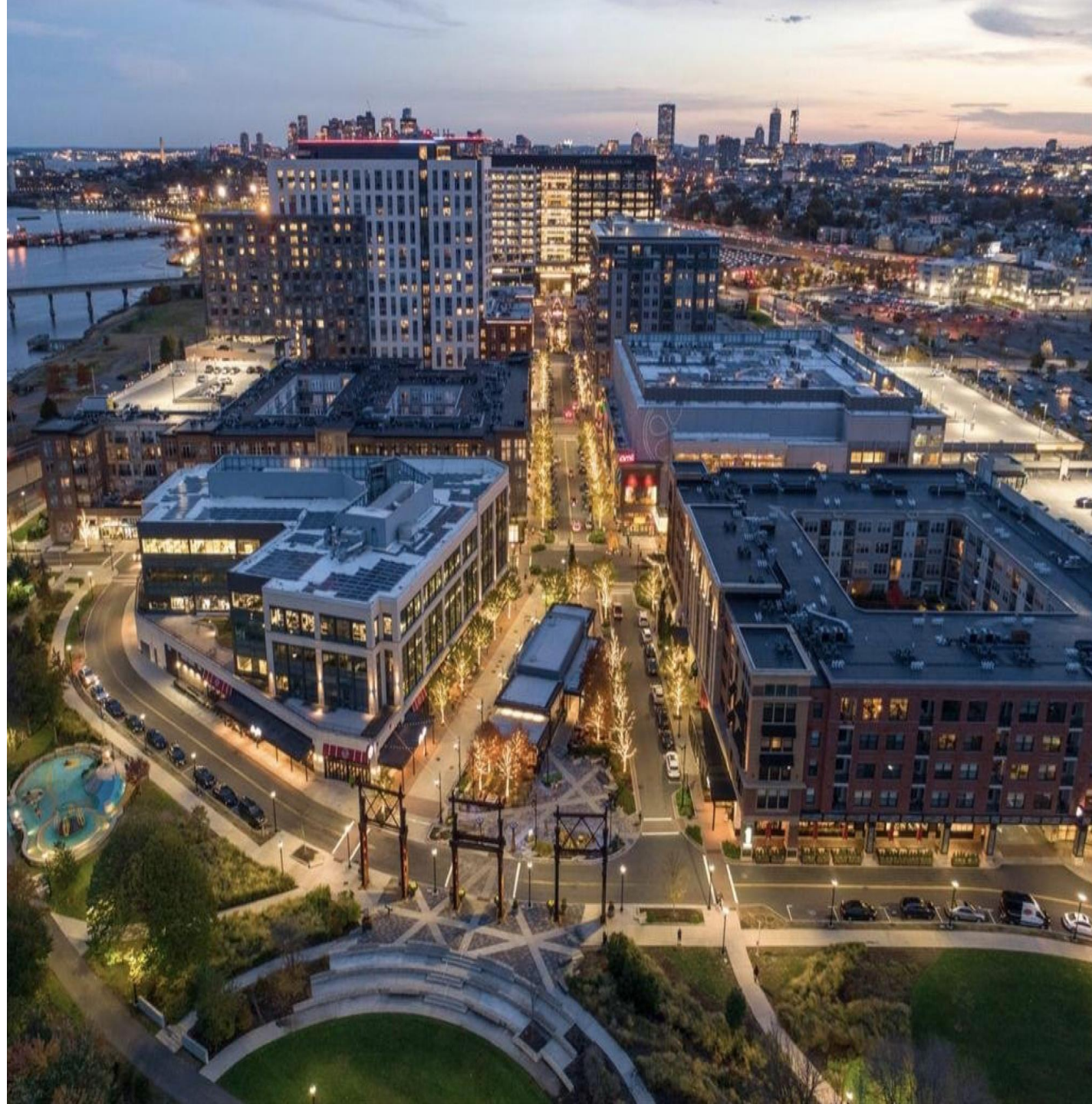


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Urban Renewal Plan Areas are in 31 Massachusetts Cities and Towns

- Assembly Row in Somerville

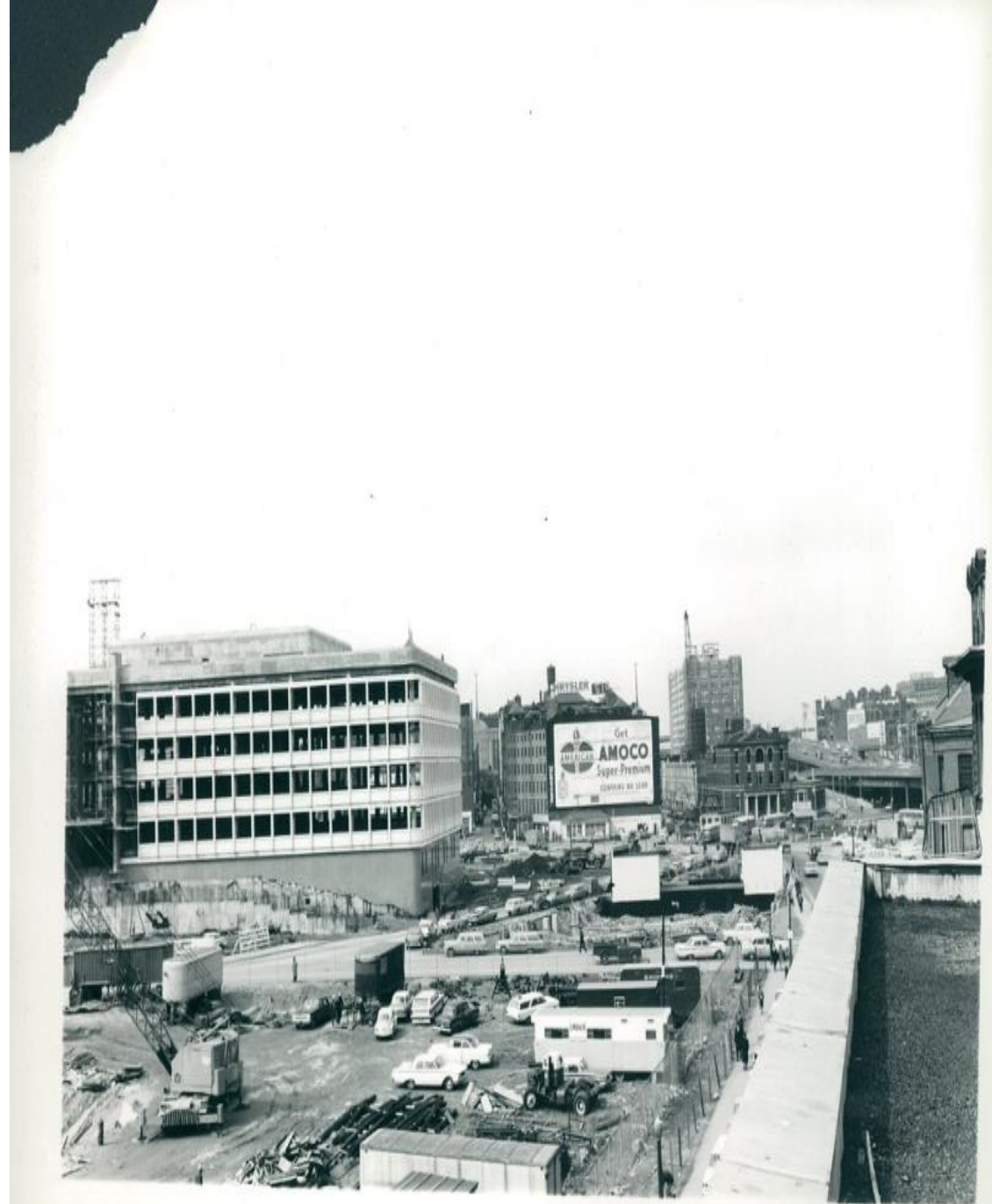


Urban Renewal Tools



Urban Renewal Tools

- Site Assembly
- Title Clearance
- Vertical Discontinuance
- Land Use and Design Control
- Urban Renewal Overlay Districts
- Affordable Housing Restrictions



What is in an Urban Renewal Plan?

Goals & Parcel Land Use Requirements




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TABLE A: LAND USE AND BUILDING REQUIREMENTS

Disposition Parcel Number	Permitted Land Use	Maximum Floor Area Ratio	Maximum Net Density	Planning and Design Requirements
✓ R1	Residential, including low-and moderate-income housing	1	*	A,B,C,E,F,G, H,R,e
✓ R2	Residential, including low-and moderate income housing	1	*	A,B,C,E,F,G, H,O,P,e
✓ R3	Residential, including low-and moderate-income housing	1	*	A,B,C,E,F,G, H,e
✓ R4	Residential, including low rent housing for the elderly, with ancillary commercial and community uses	2	90	B,C,E,F,G,H, I,K,L,N,P,e
✓ R5	Residential, including low-and moderate-income housing	1	*	A,B,C,E,F,G, H,Q

What is a Land Disposition Agreement?

This Land Disposition Agreement allowed the preservation of a nursing home use in the North End.



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

HOMEABOUTARCHIVESCONTACTNEWSLETTERCALENDAR"SUBMIT A POST"


Health & EnvironmentNeighborhood Life

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

By Matt Condit - Wed, Sep. 14, 2016 12 6

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

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



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

3.

Urban Renewal Action Plan



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CITY OF BOSTON
IN THE YEAR TWO THOUSAND SIXTEEN

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

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

- WHEREAS** The BRA seeks a 6 year extension for fourteen (14) of the active urban renewal plans that are set to expire on April 30, 2016; and
- WHEREAS** Each plan includes within its provisions the ability to modify said termination date and extend said plan; and

NOW THEREFORE BE IT

- ORDERED** In recognition of the City Council's authority in connection with the aforementioned urban renewal plan extensions, the BRA Director has agreed to seek BRA Board approval at the BRA's Board Meeting on April 14, 2016, to implement a series of procedural changes with respect to urban renewal plans in Boston, including: (1) committing to the Action Plan that is outlined below; (2) notifying the City Council via a filing of the minor modification notice by the BRA to the City Clerk in addition to the notifications that currently are in place; (3) providing the City Council with a digital copy of the minor modification notice via email transmission; (4) a commitment to notify at any hearing the City Council chooses to hold regarding a proposed minor modification to an urban renewal plan within the thirty day (30) notice period, with the protocol outlined below; (5) providing the City Council with a thirty (30) day notice of any proposed eminent domain taking of city-owned land in excess of 5,000 square feet; (6) providing the City Council with a thirty (30) day notice of any proposed eminent domain taking of properties occupied by private residents or private businesses; (7) meeting with the City Council twice per calendar year to provide updates on urban renewal activity; and (8) submitting an annual report of urban renewal activity to all members of the City Council; and

Action Plan Items:

1. Extend the life of the notice and information page on the BRA website or related website beyond any approval of urban renewal extension as an information conduit for urban renewal activities by the BRA, including notice of all minor and major modifications.
2. Compile an inventory of all land disposition agreements ("LDAs") within urban renewal areas and make the same publicly available. The BRA's priority for the LDA inventory is the South End and Charlestown. The new digital database of LDAs will be organized in such a way to complement the BRA's ongoing efforts to modernize its ongoing management of property leases and land assets.
3. The BRA will evaluate and organize BRA-owned land.
4. The BRA will review the boundaries of plan areas to determine where modifications may be warranted, prioritizing the South End and Charlestown.

5. The BRA commits to exploring the creation of new urban renewal plan areas, including Mattapan.
6. The BRA will review the existing procedures surrounding disposition of BRA-owned land and revise protocols for land disposition accordingly, in such a manner that reflects community planning goals and priorities.
7. As part of the annual update, the BRA will continue to provide updates on progress of the completion of the urban renewal plans.

Outline of minor modification hearing protocol:

1. The BRA will file any minor modification notice with the City Clerk to be read into the agenda of the next City Council meeting. In accordance with the Rules of the City Council, the President can refer the matter to the appropriate committee which may hold a hearing on the notice and issue a non-binding report (the "Committee Report") to be included in the packet submitted to the BRA Board on the minor modification. Said report, if any, must be received within thirty (30) days of the time the notice is filed with the City Clerk.
2. Upon adoption of the Committee Report, the President of the City Council may file the Committee Report with the Executive Secretary of the BRA for transmittal to BRA Board members prior to any vote on the minor modification notice.

- ORDERED** That the City Council does hereby approve the extension of the term of the urban renewal plans listed below, to April 30, 2022, subject to the BRA action as outlined above:

1. Brunswick-King Urban Renewal Plan
2. Campus High School Urban Renewal Plan
3. Central Business District Boylston-Eastern Plan
4. Central Business District South-Franklin Plan
5. Central Business District South Station Plan
6. Charlestown Urban Renewal Plan
7. Downtown Waterfront-Faneuil Hall Urban Renewal Plan
8. Fenway Urban Renewal Plan
9. Government Center Urban Renewal Plan
10. 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 23, 2016. Passed: yes 13, nays 5 (Jackson, Fanning, Zakim)
Approved by the Mayor March 26, 2016.

Attest:
Maureen Tierney
City Clerk



Urban Renewal Website



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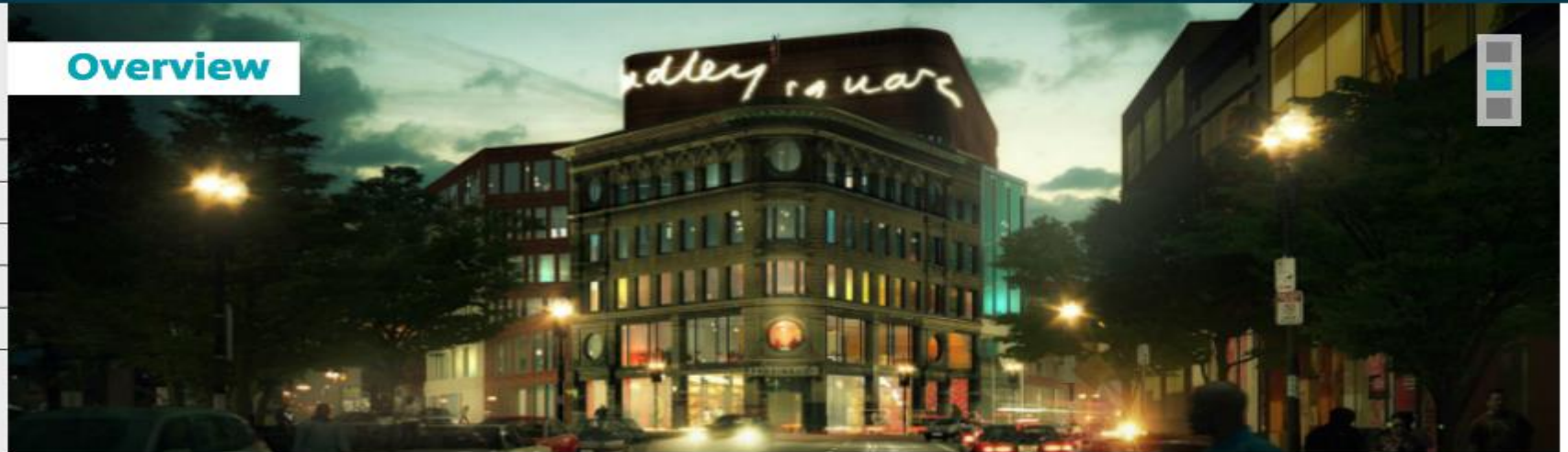
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Overview



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

www.bostonplans.org/zoning



Urban Renewal Document Center



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Urban Renewal

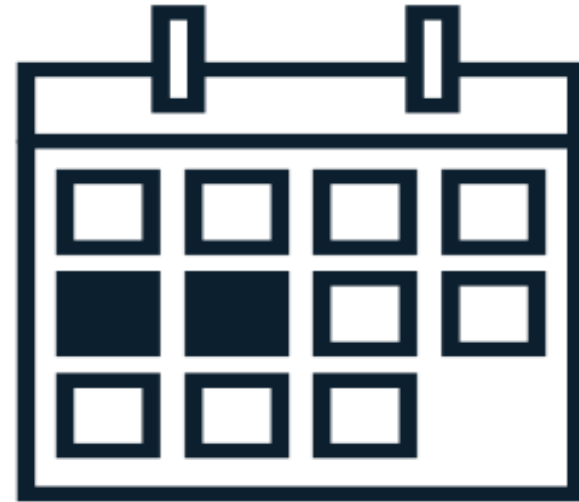
- [Urban Renewal Areas](#)
- [Map](#)
- [Featured Projects](#)

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



Modern Records Management System



Interested in sharpening your Box skills?

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

Additional sessions will be available in the coming months.

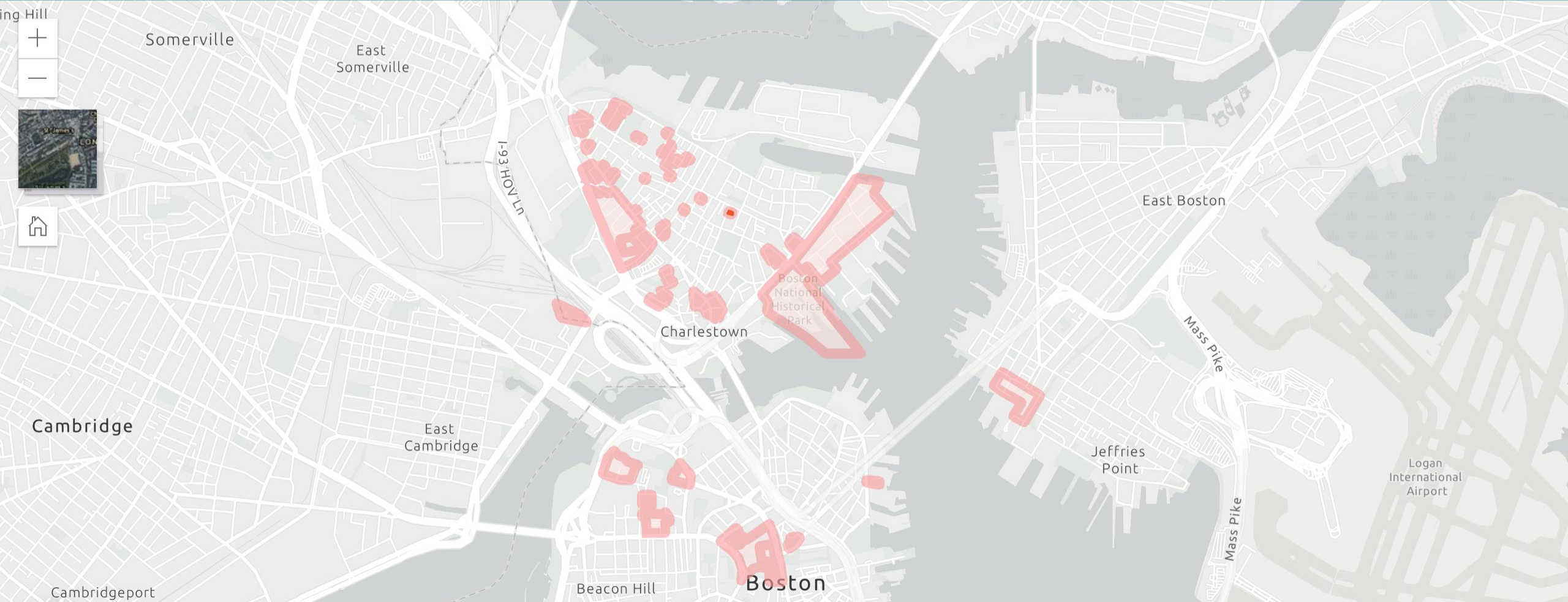
Urban Renewal on the Zoning Viewer



Zoning Viewer



Address or Parcel ID...



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Community Meetings for Minor Mods, LDA Amendments and RFP's



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Pier 4, Pier 5, and Pump House Public Meeting

Oct 22, 2019

6:00 PM - 8:00 PM

Contact Name:

Morgan McDaniel

Type:

Public Meeting

Contact Email Address:

Morgan.E.McDaniel@Boston.gov

Location:

300 1st Avenue
Conference Center B
Charlestown, MA 02129

Contact Phone:

617.918.6250



Description:

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

Related

Neighborhoods

[Charlestown](#)



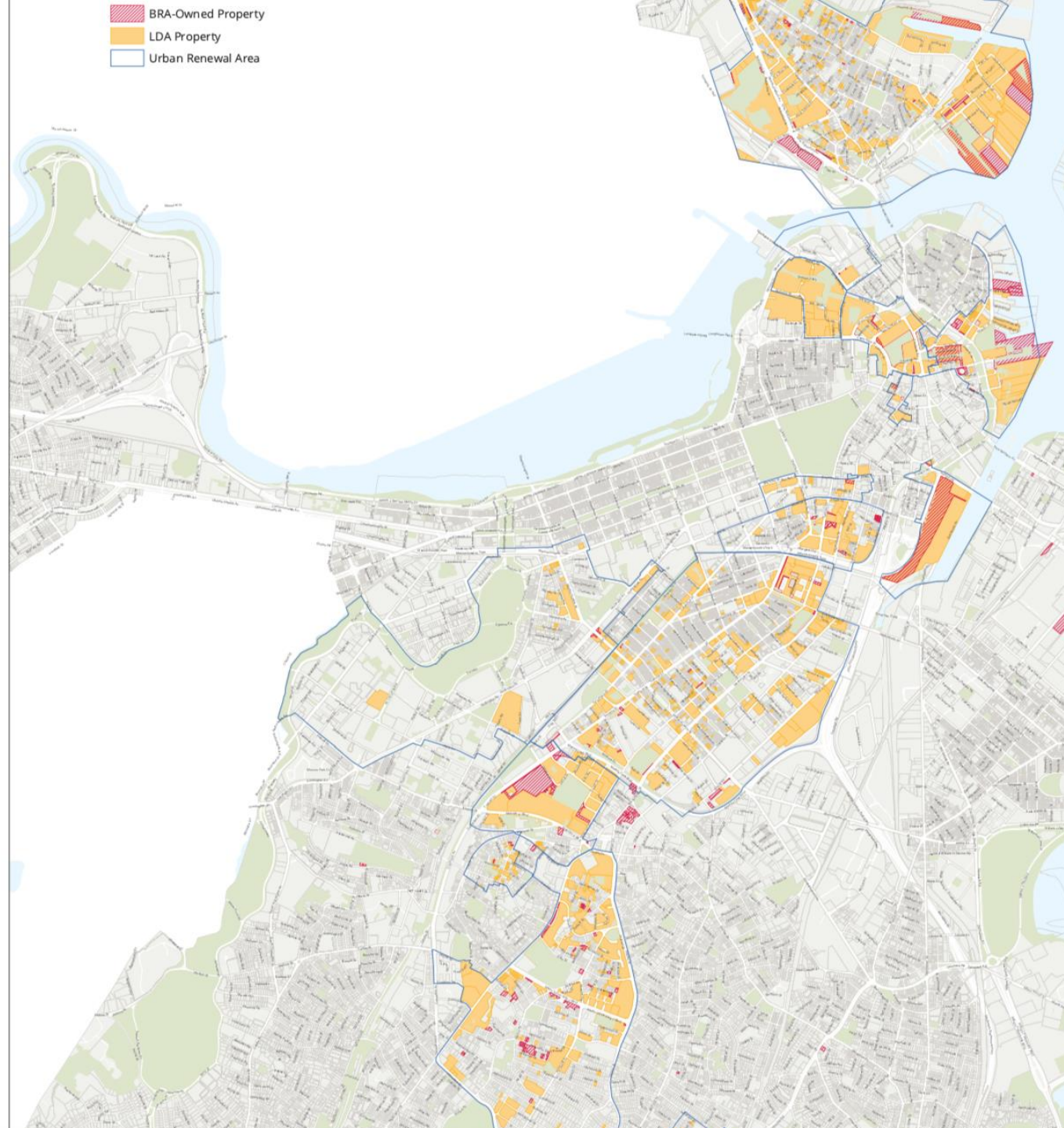
New Procedures: Minor Modification 30 Day Notice to DHCD & City Council



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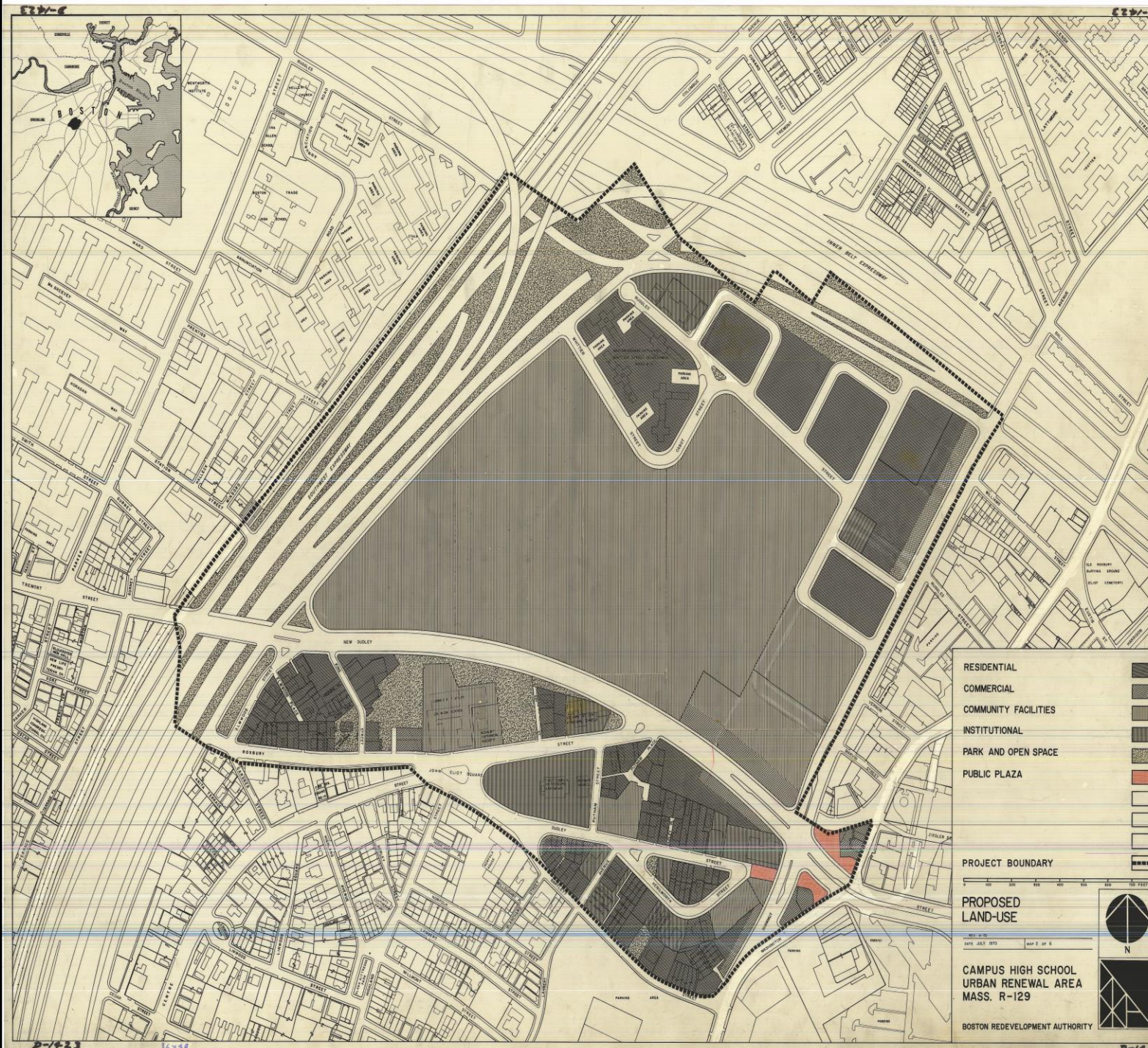
Completion of LDA & BPDA Owned Property Inventory



4. Campus High School

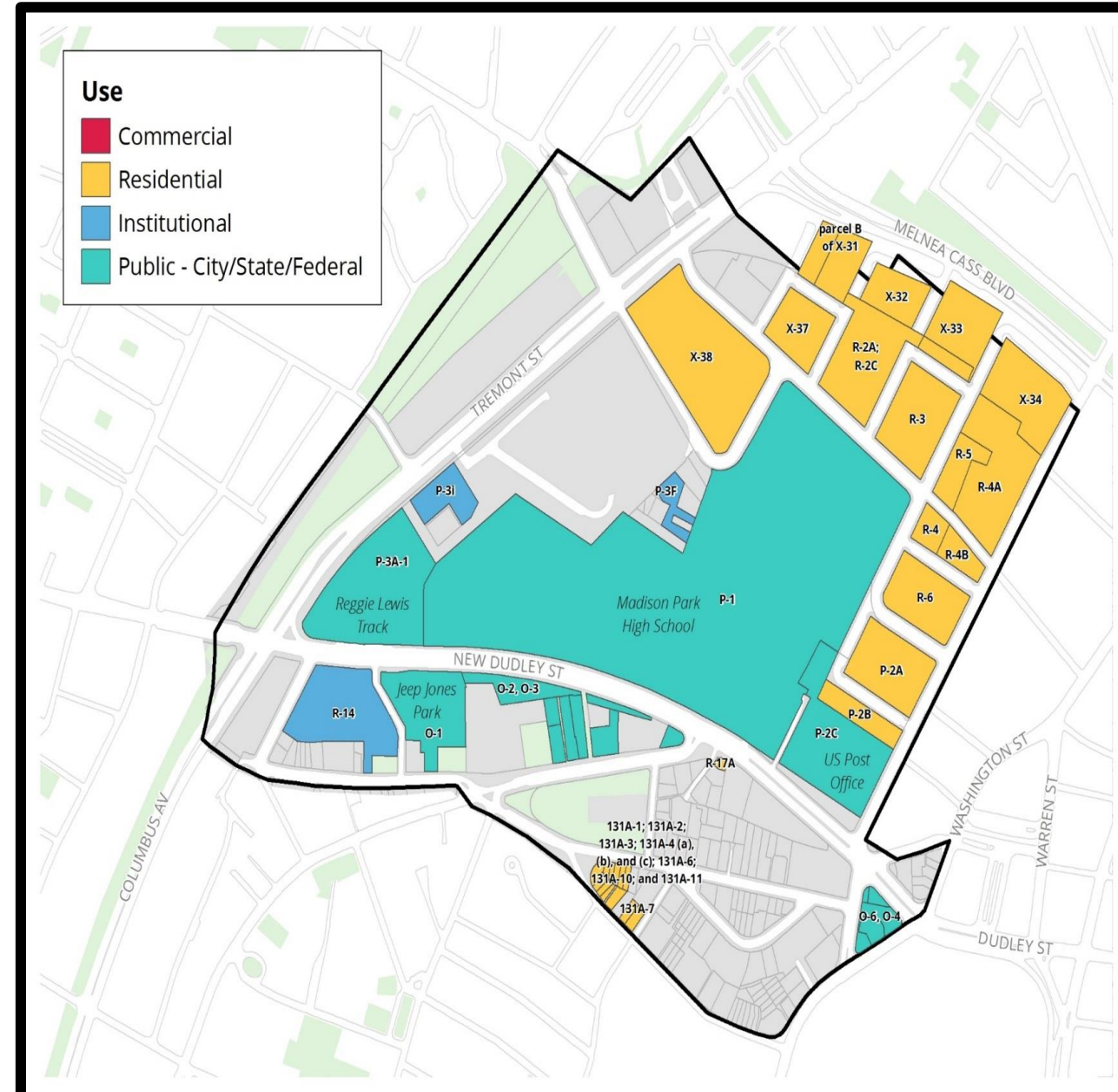


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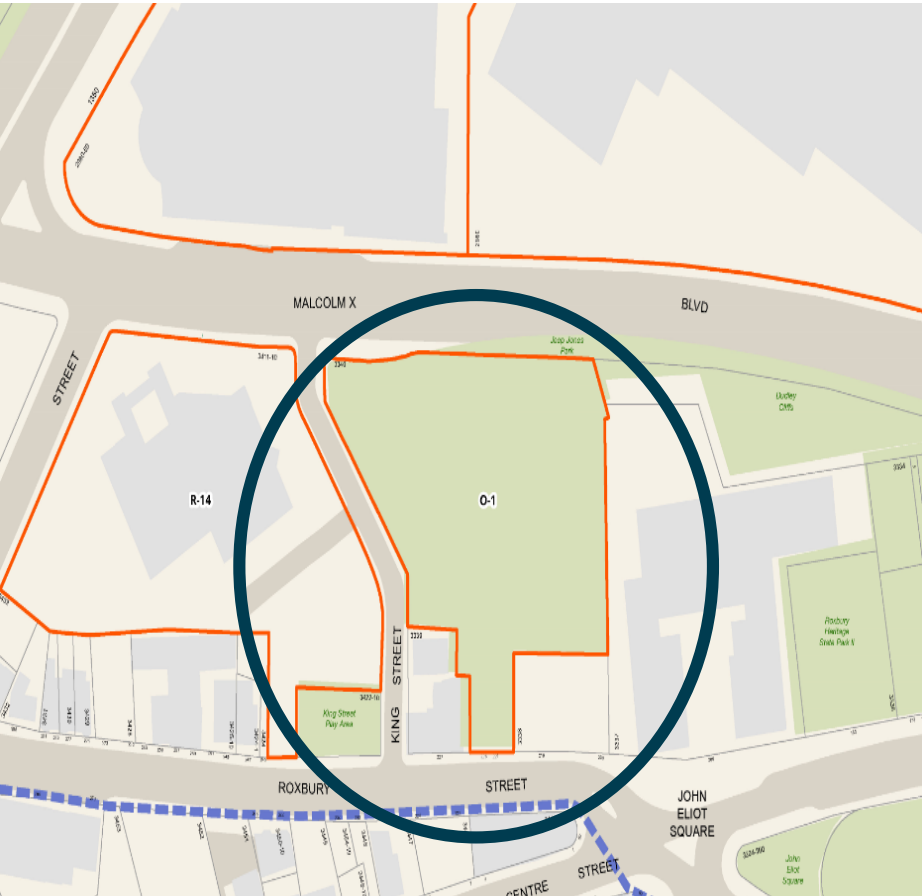
Campus High School – Goals

- To upgrade the area physically and economically.
- To enhance the opportunities for living, working, education, and recreation.
- To achieve a superior program of education for Boston's children and youth.
- To build new facilities to improve the environment.
- To stimulate rehabilitation and development.



Parcel O-1

Jeep Jones Park (City)



Parcels O-2 and O-3

Roxbury Heritage State Park

Commonwealth of Massachusetts Park



Parcel O-4 and O-6

Justice Gourdin Park (City)



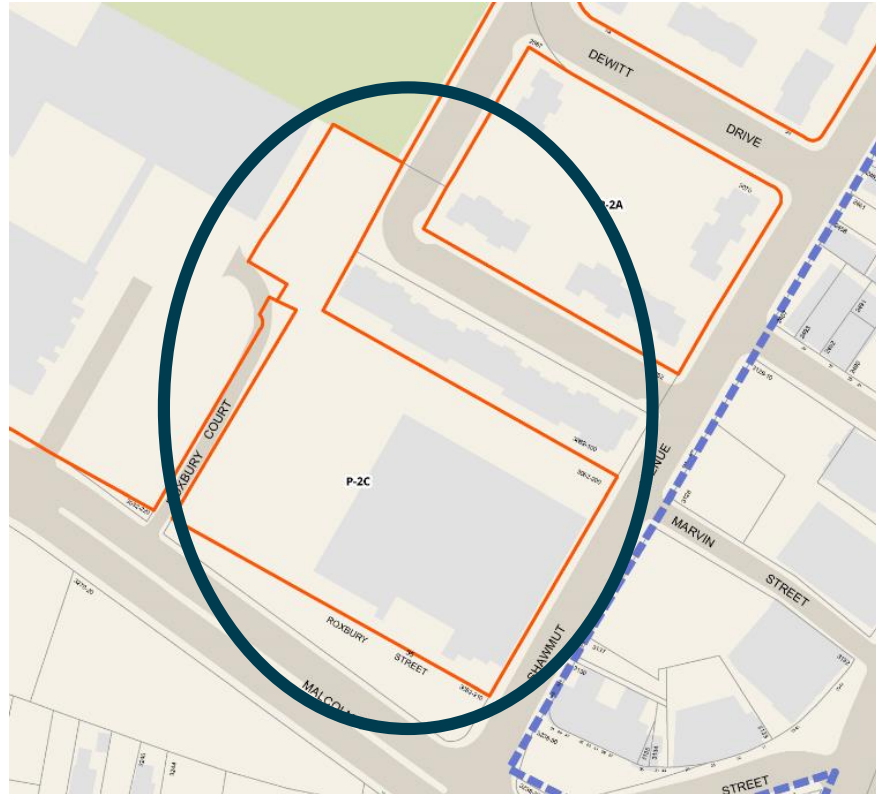
Parcel P-1

Madison Park High School & John D. O'Bryant High School



Parcel P-2C

US Post Office



Parcel P-3A-1

Reggie Lewis Center

Commonwealth of Massachusetts

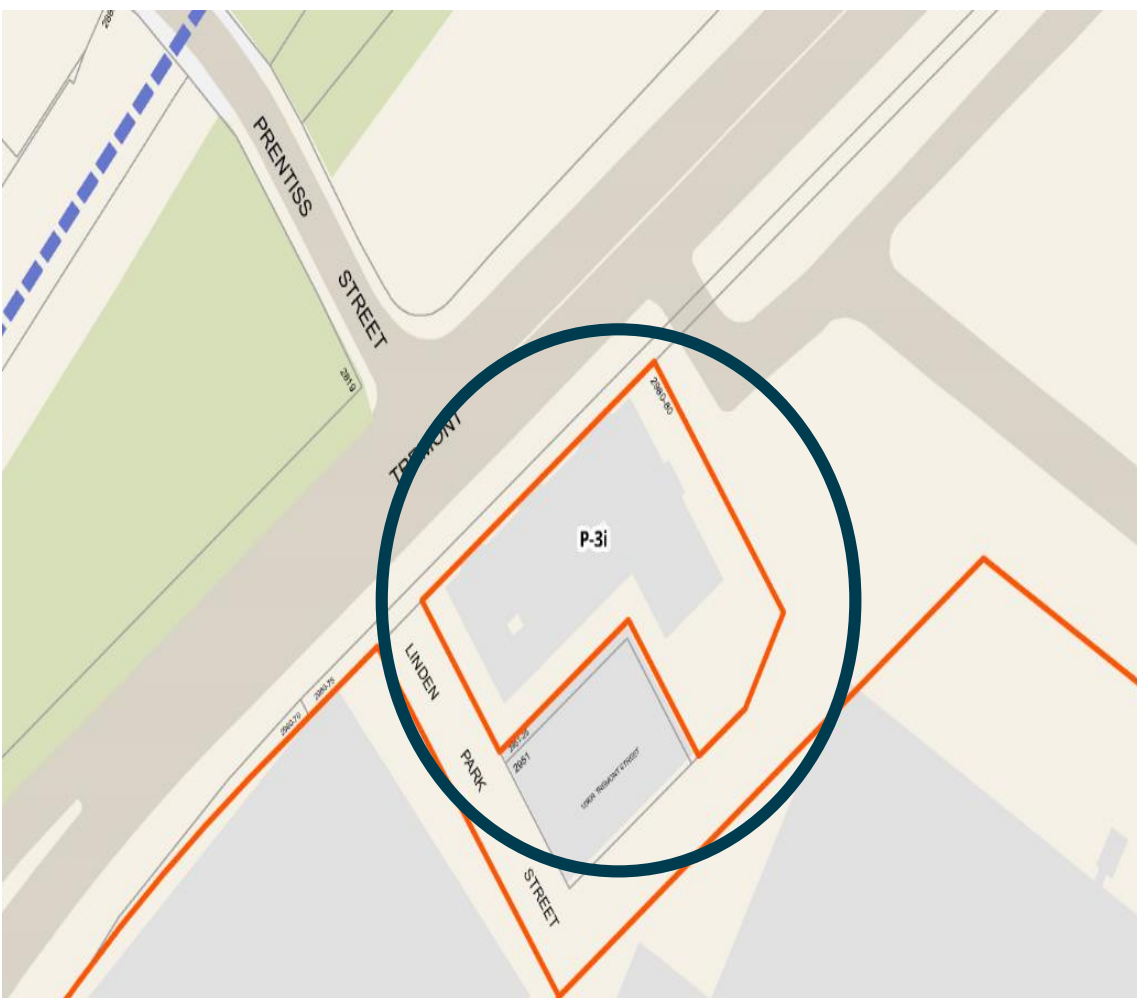


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Parcel P-3i

Whittier Street Health Center

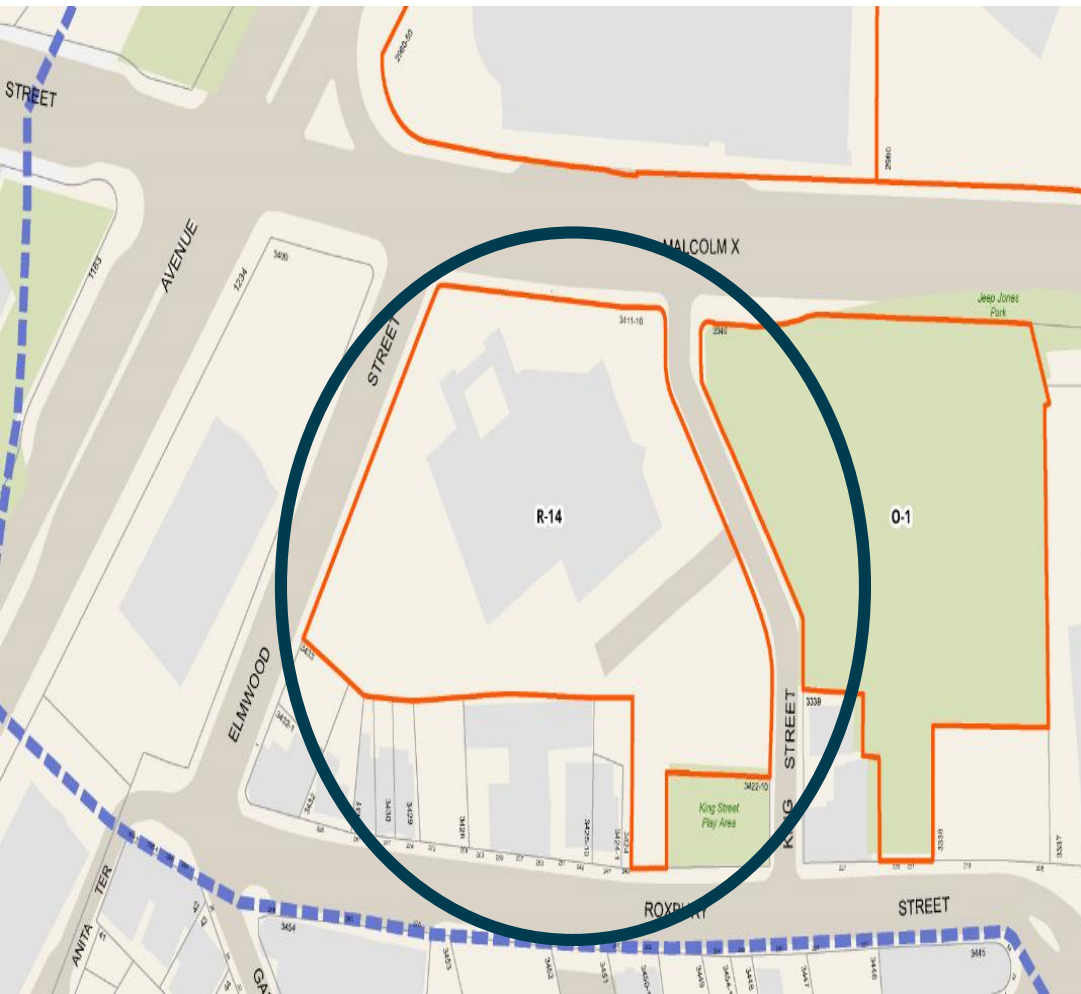


Good Shepherd Church of God in Christ



Parcel R-14

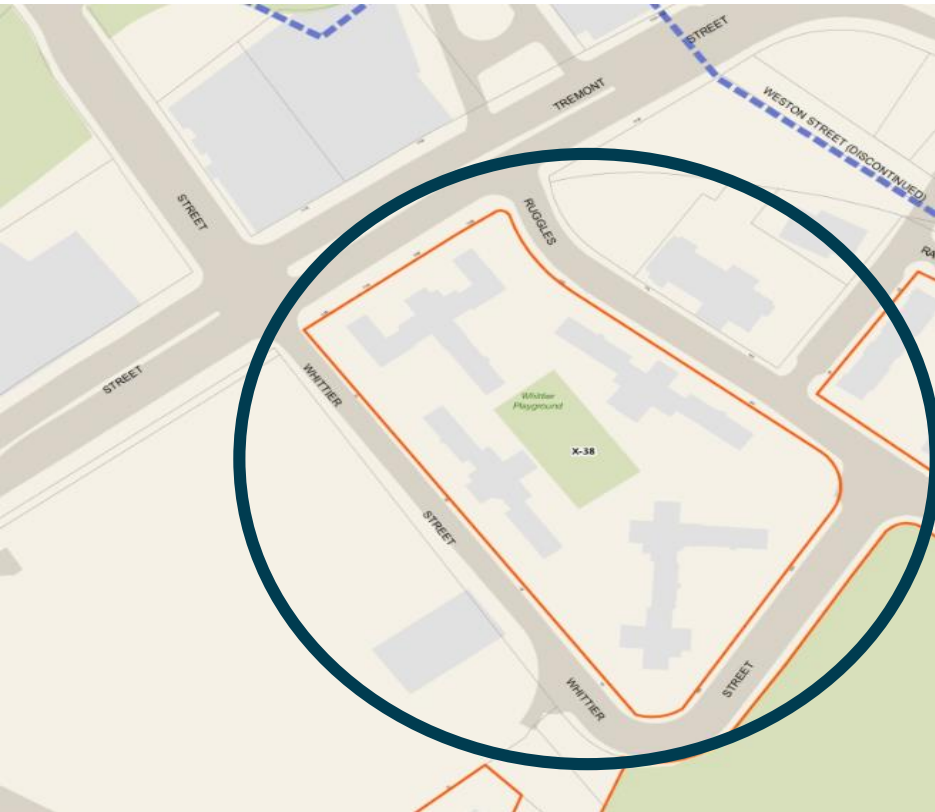
Islamic Center



Parcel X-38

Whittier Street Residences

CHOICE Grant



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Parcel A of Parcel X-31

Madison Melnea Cass Apartments

40 Raynor Street



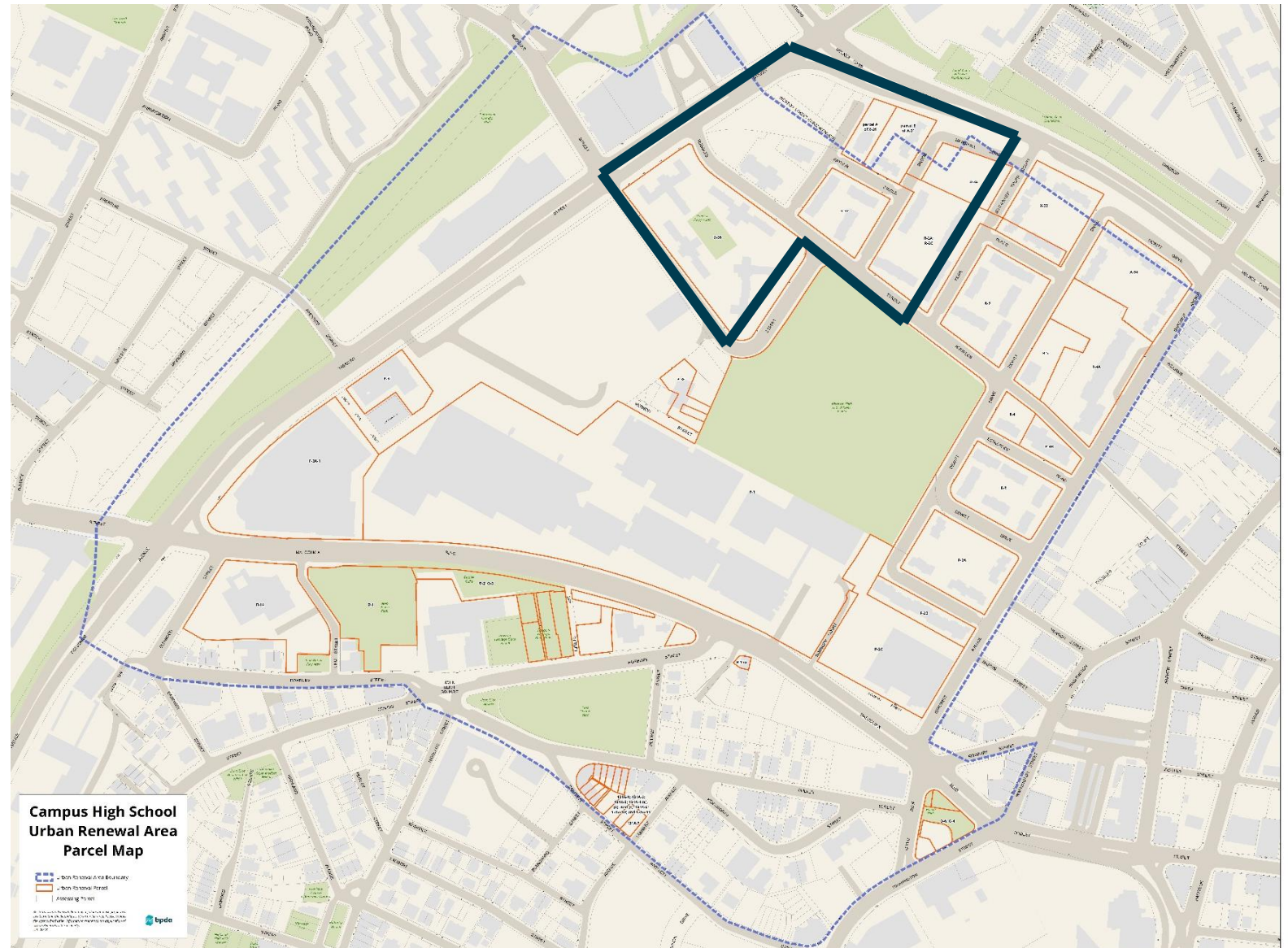
Parcel X-32

Madison Melnea Cass Apartments

Brook Marshall Road



Urban Renewal Overlay District



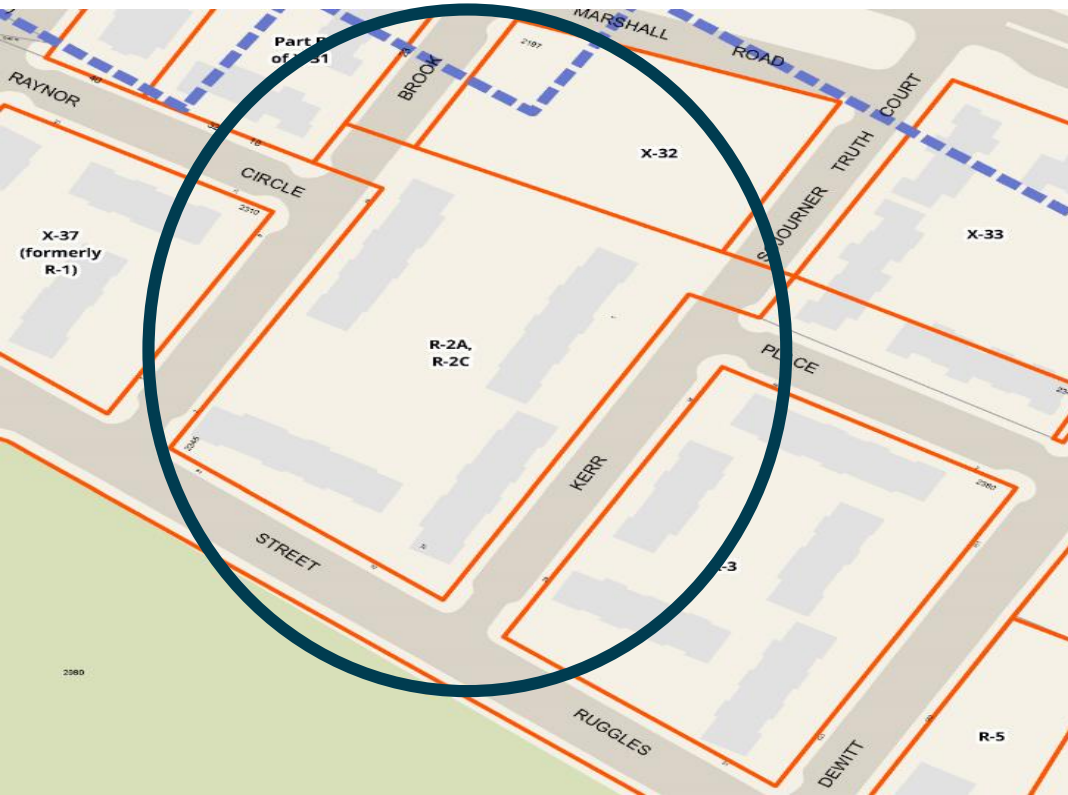
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Parcels R-2A, R-2C

Madison Park III

Townhomes

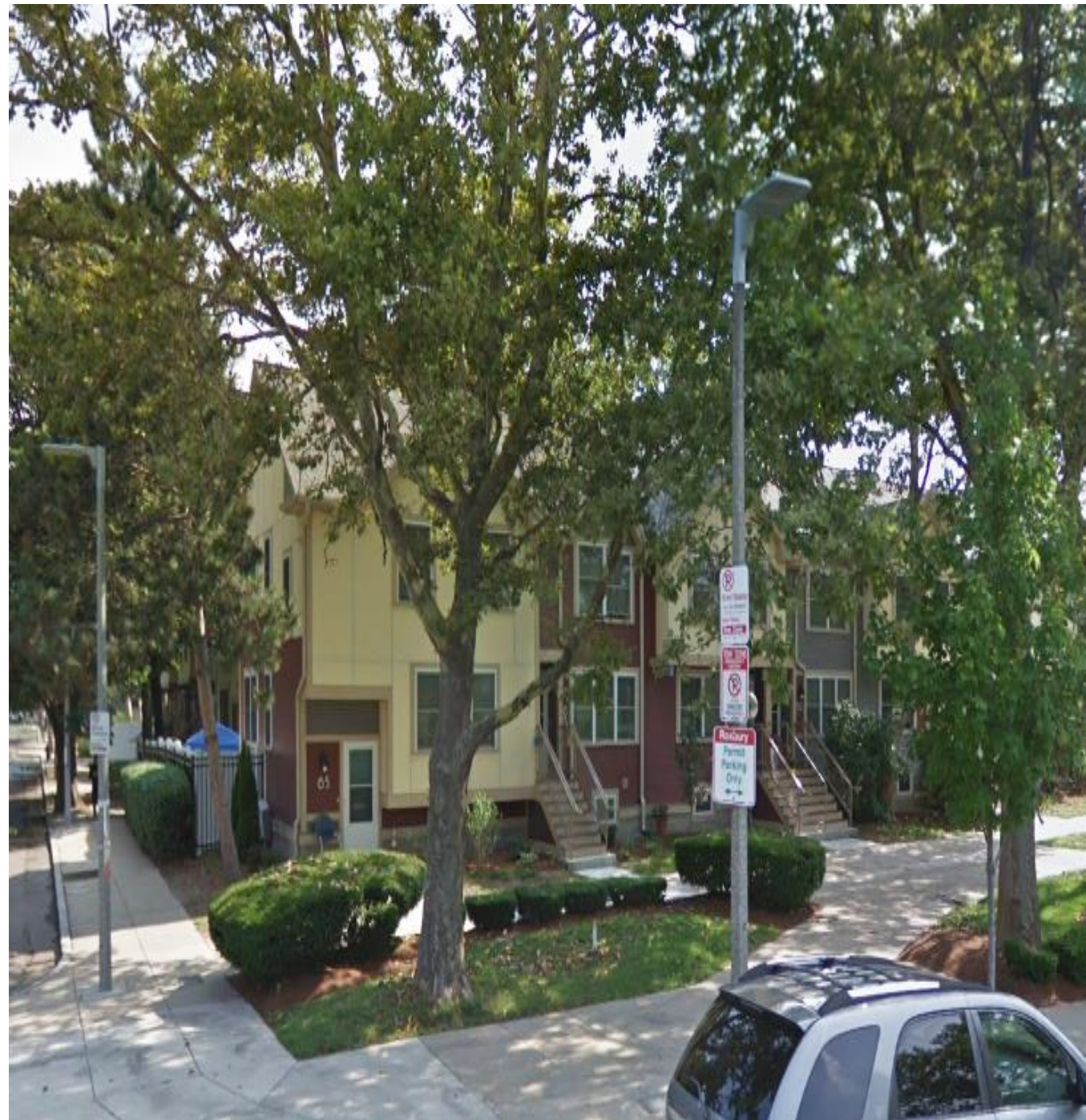
Kerr Place



Parcel R-3

Madison Park III Townhomes

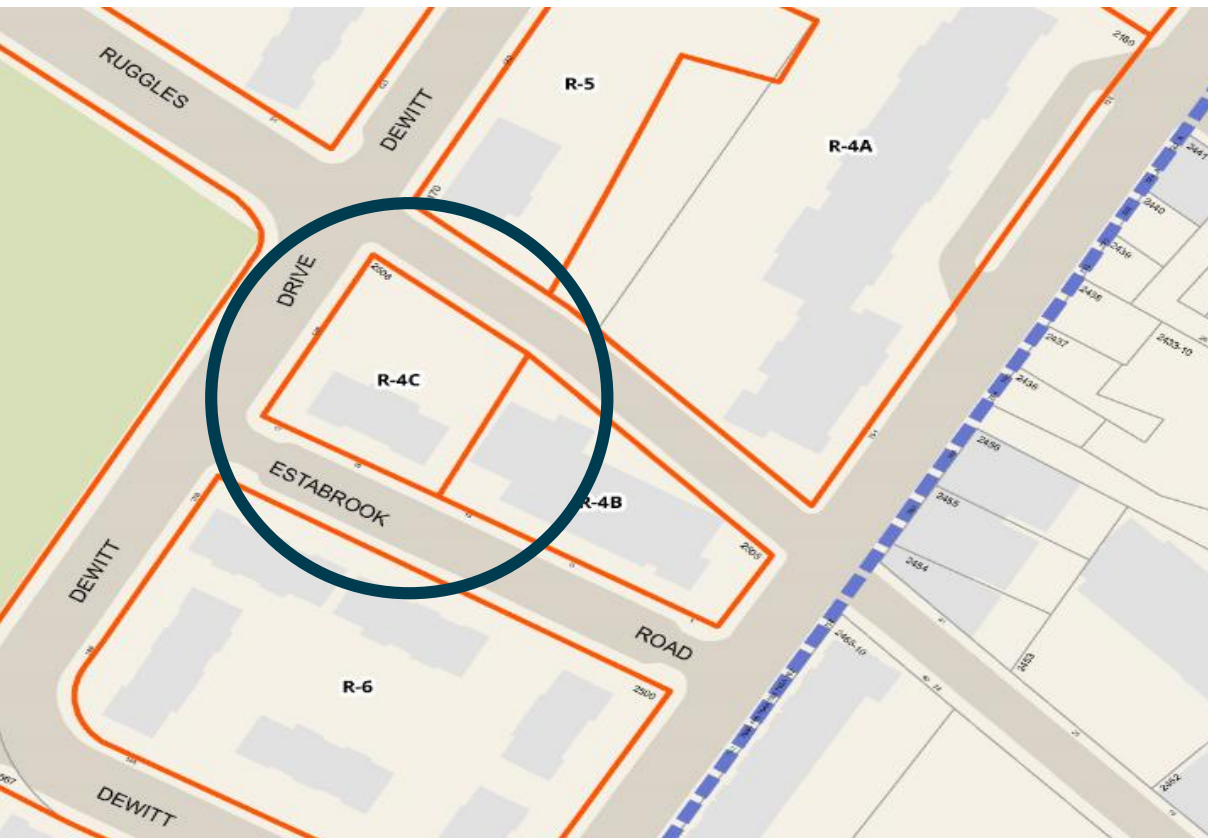
51-65 Ruggles Street



Parcel R-4C

Madison Park III Townhomes

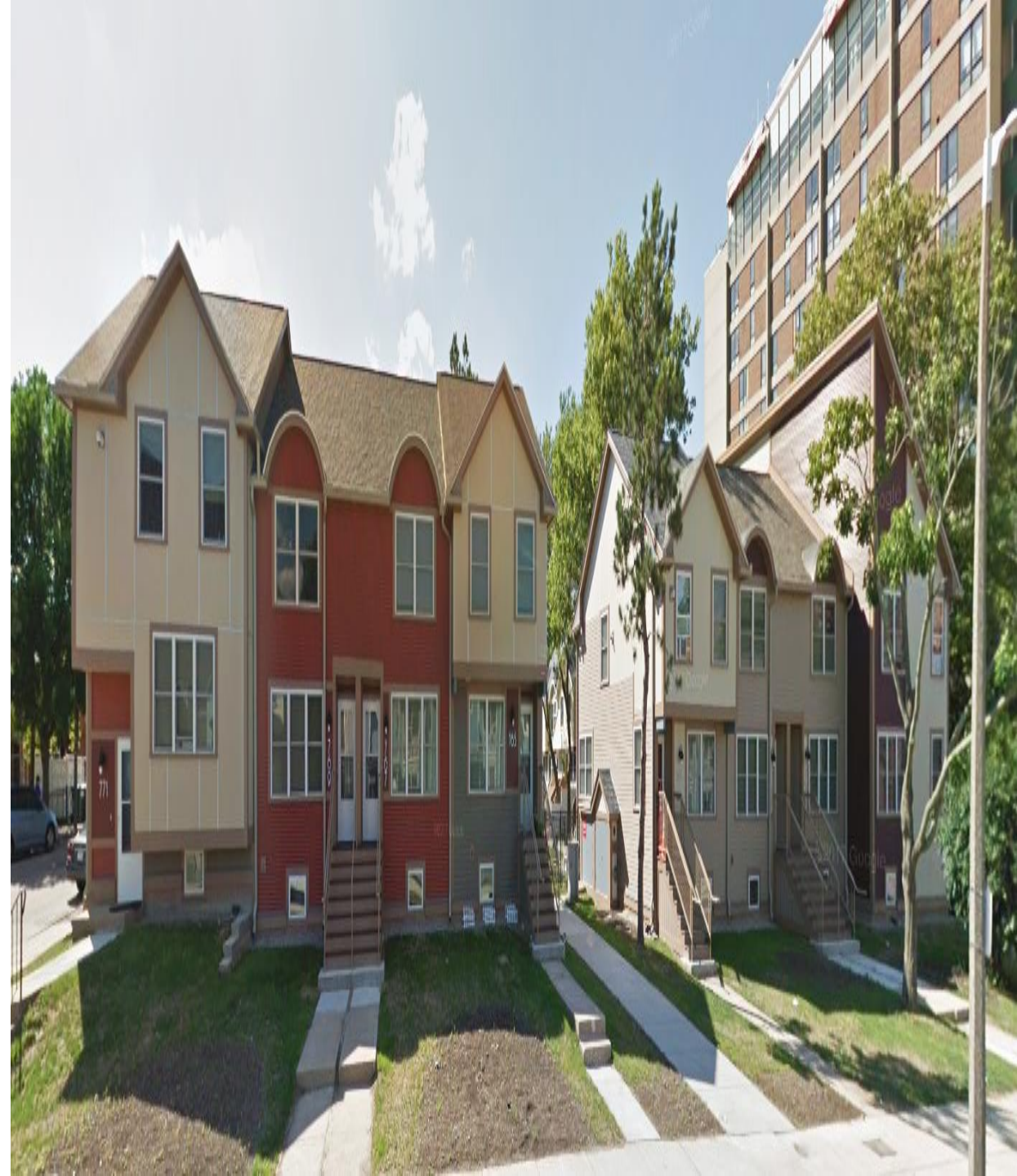
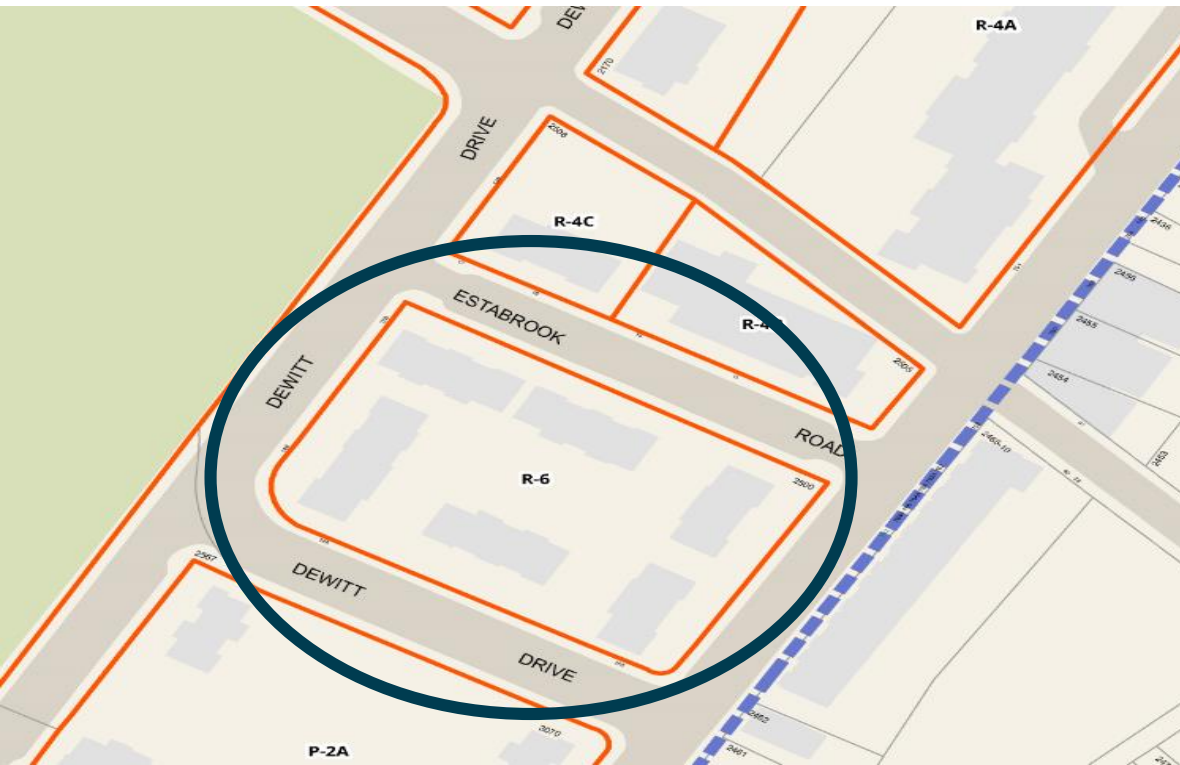
13-17 Estabrook Road



Parcel R-6

Madison Park III Townhomes

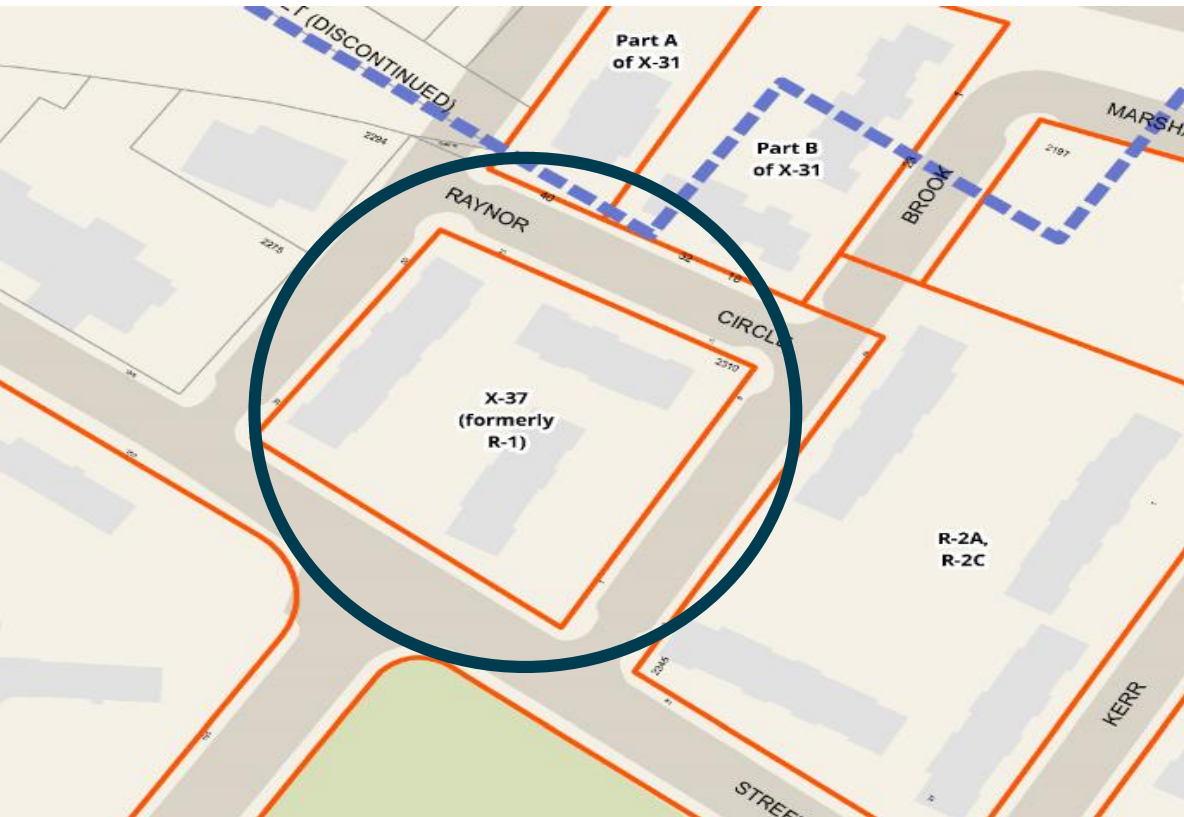
759-771 Shawmut Avenue



Parcel X-37

Madison Park III Townhomes

83 Ruggles Street



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Parcel R-5

Madison Park III Community Center

122 Dewitt Street



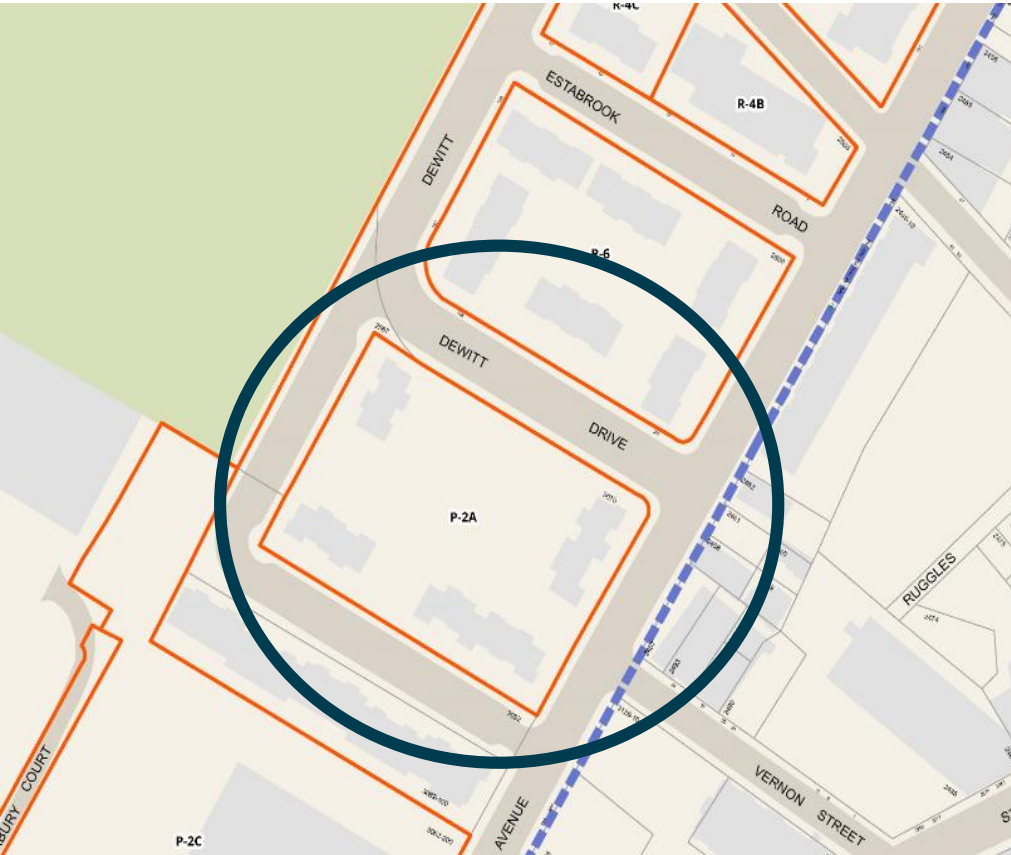
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Parcel P-2A

Madison Park IV

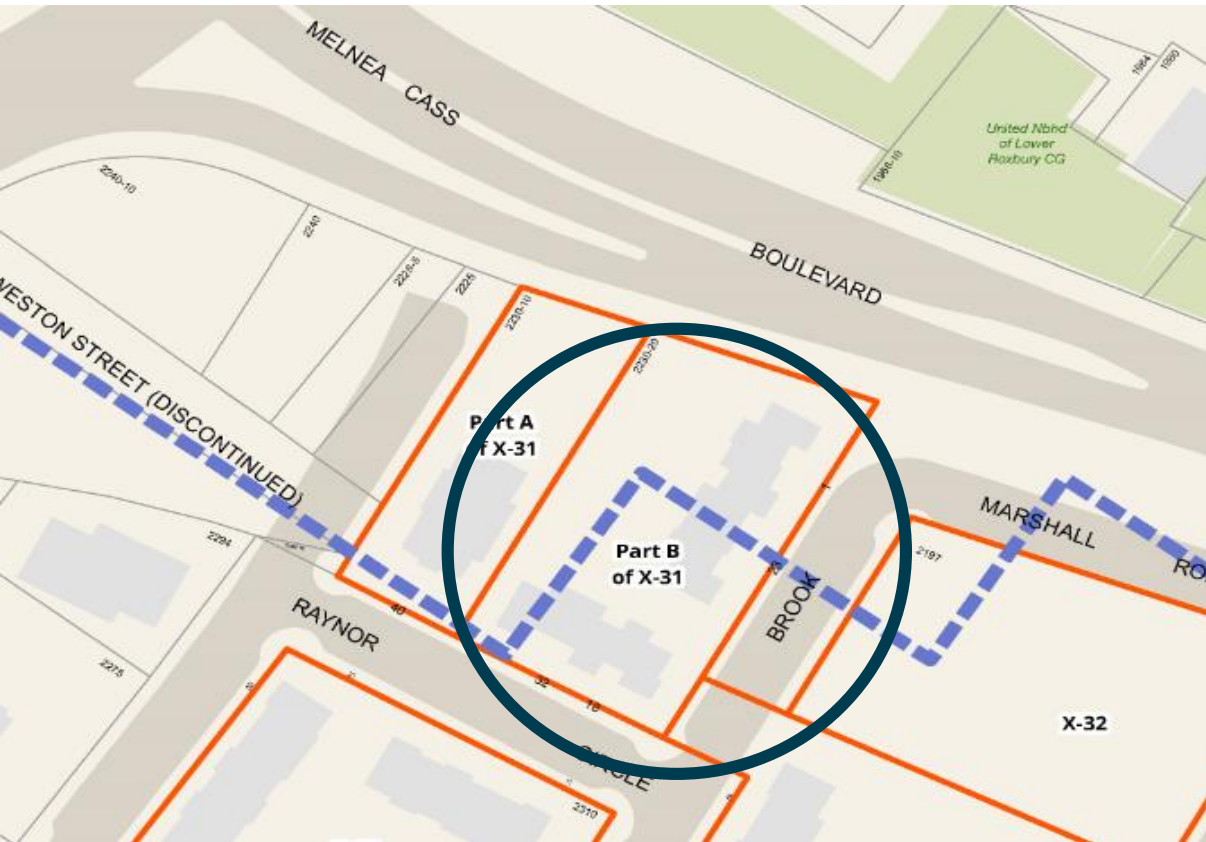
Dewitt Drive



Parcel B of Parcel X-31

Madison Park IV

1-23 Brook Marshall Road



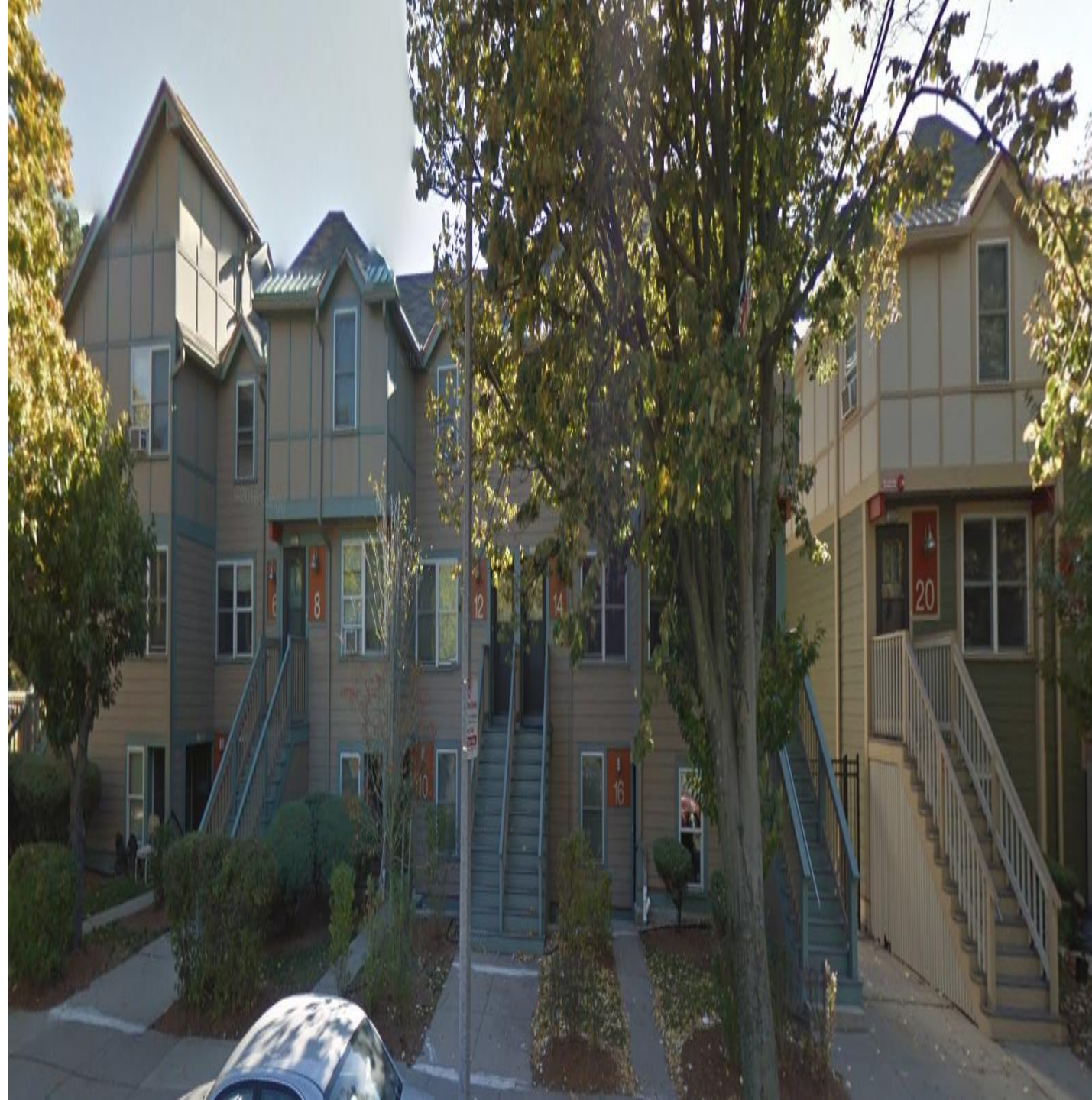
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Parcel X-33

Madison Park IV

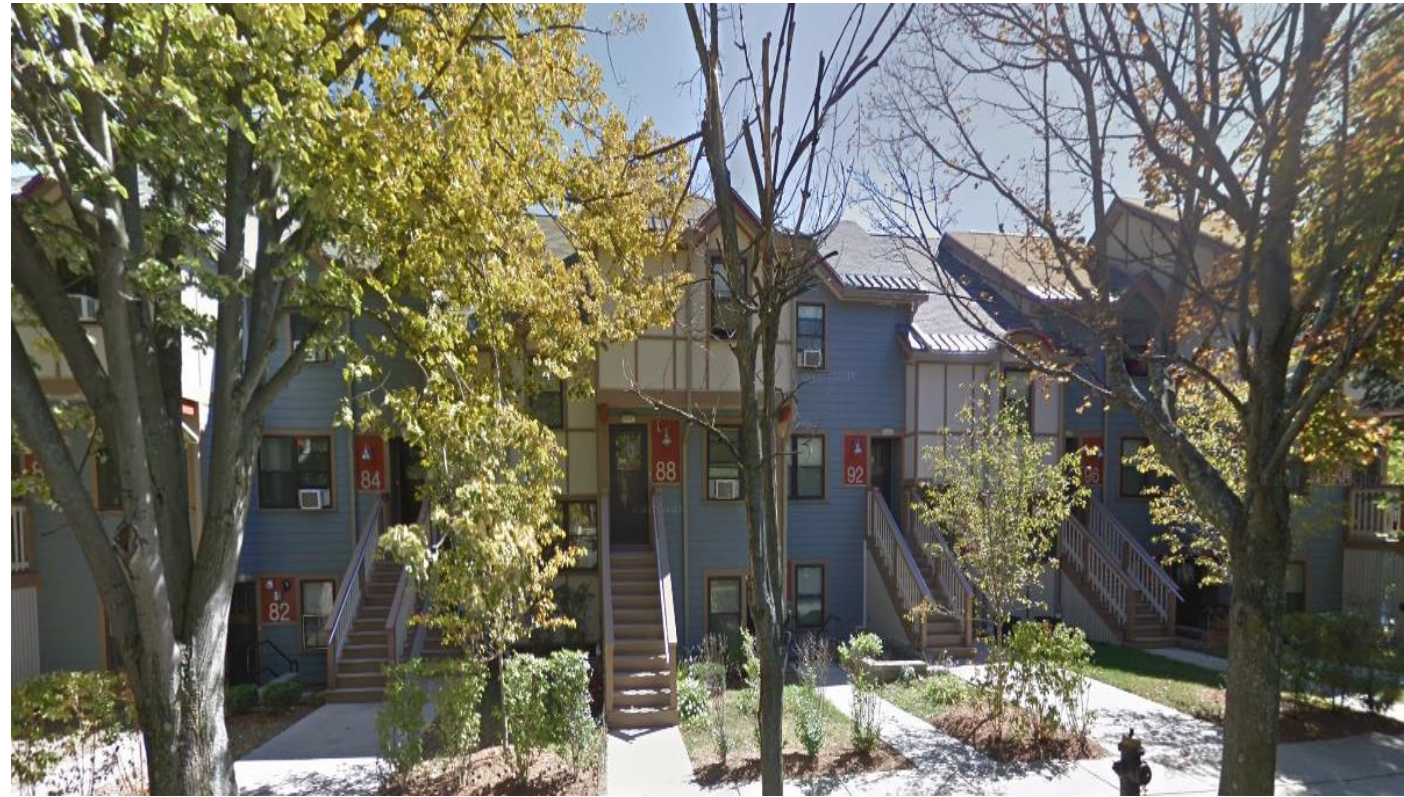
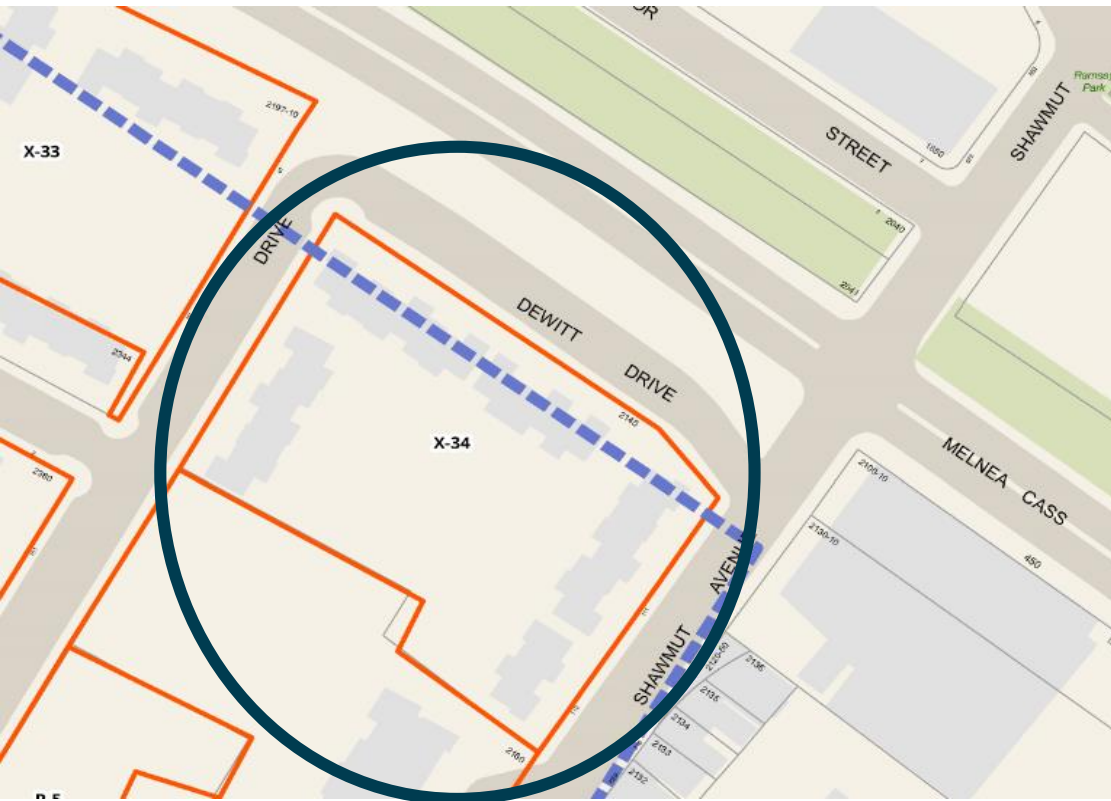
Sojourner Truth Place



Parcel X-34

Madison Park IV

Dewitt Drive

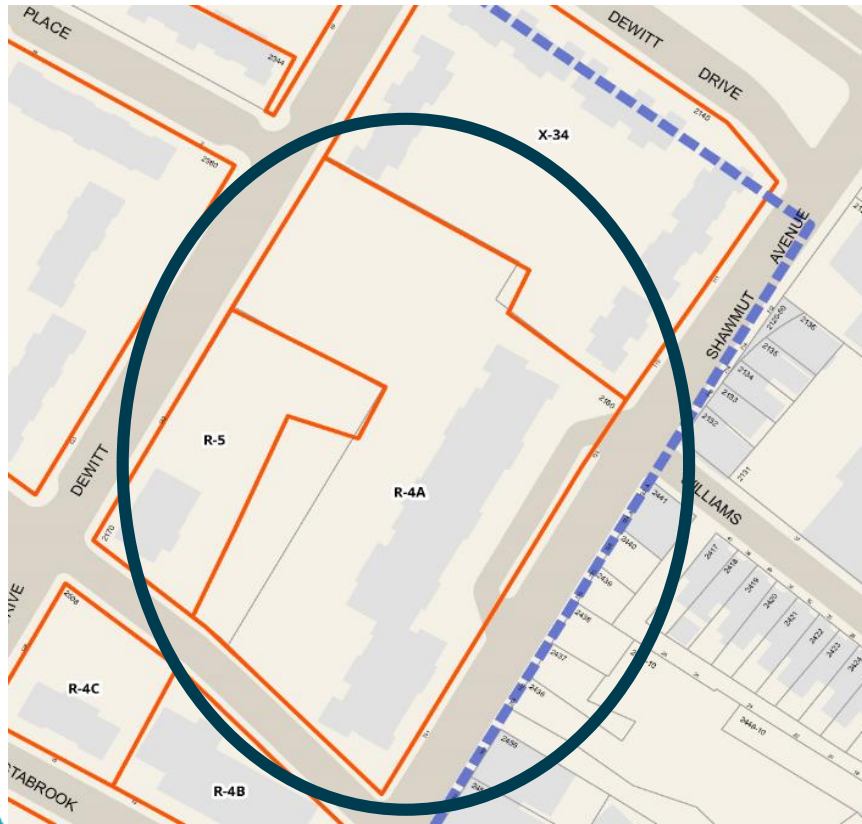


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Parcel R-4A

Haynes House

725-751 Shawmut Avenue

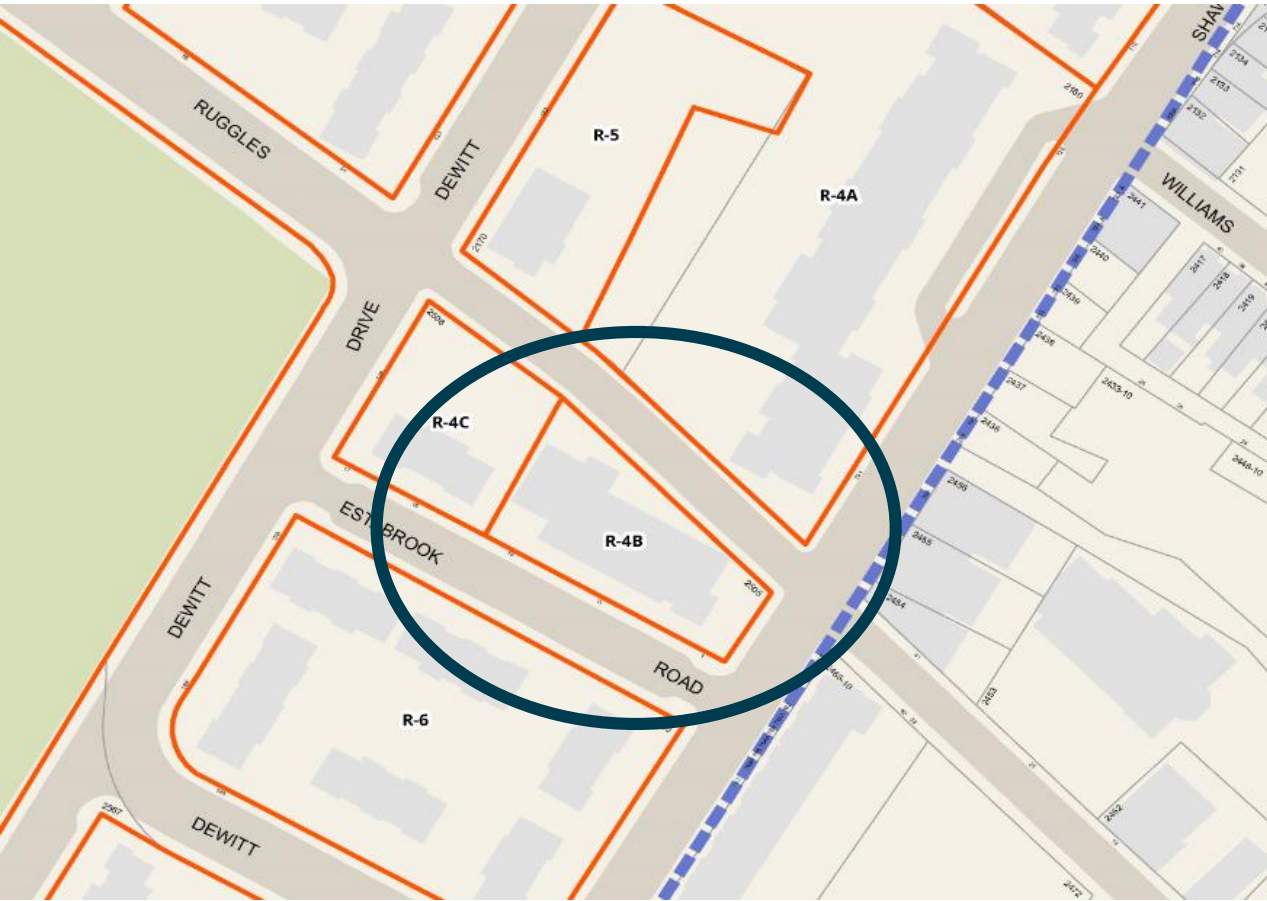


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Parcel R-4B

Smith House II



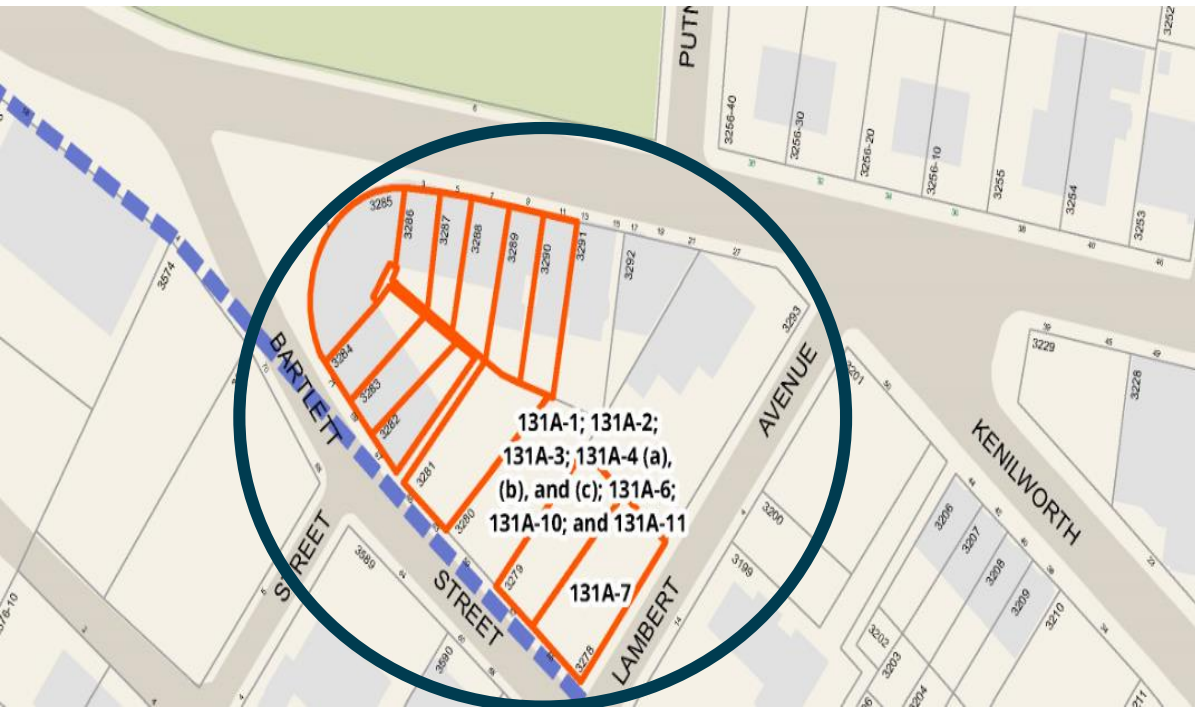
Parcel R-17A

Metro Boston Alive



Parcels 131A-1; 131A-2; 131A-3; 131A-4(a),(b),(c); 131A-6; 131A-10; and 131A-11

Cox Building Associates



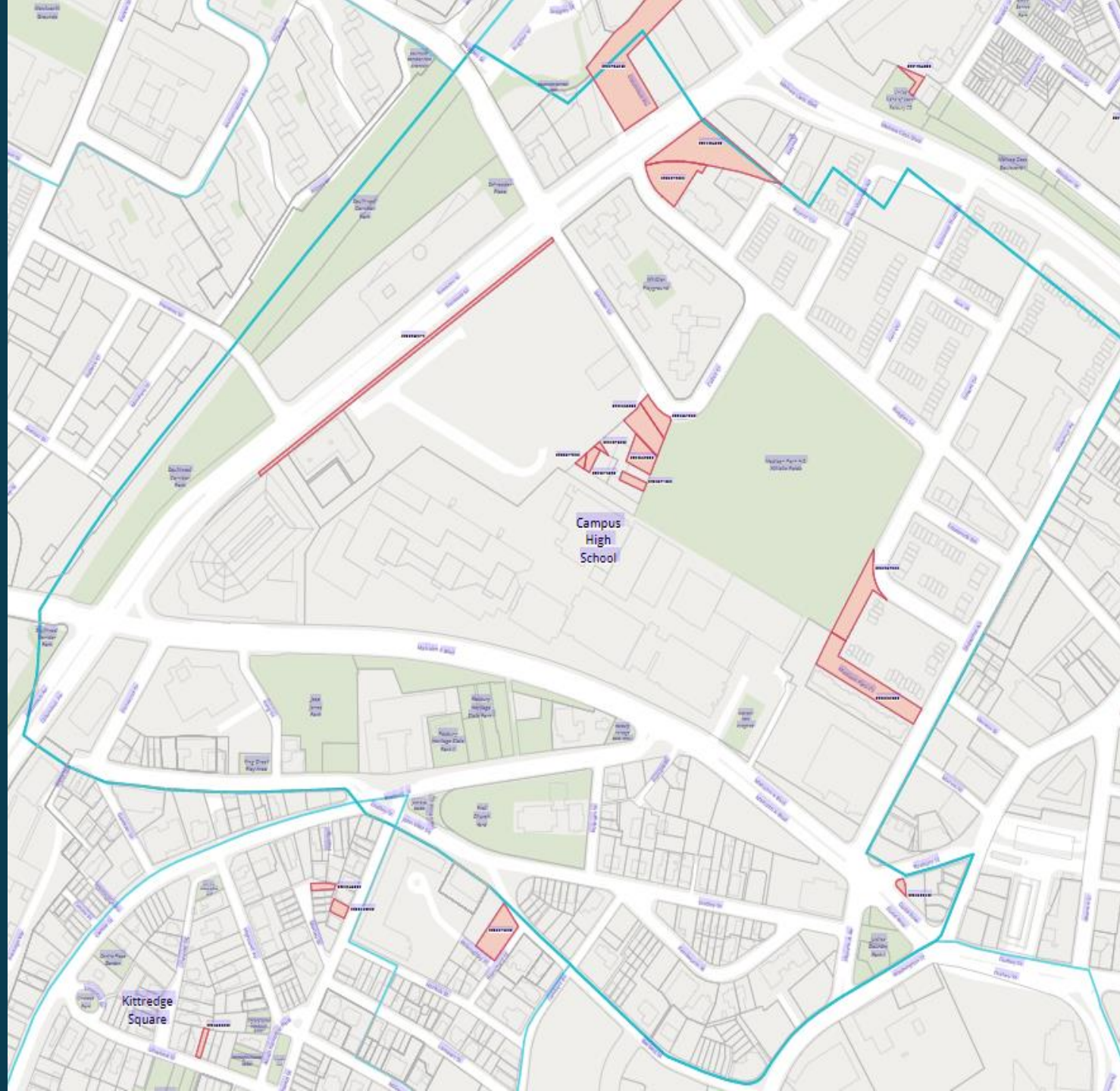
**boston planning &
development agency**

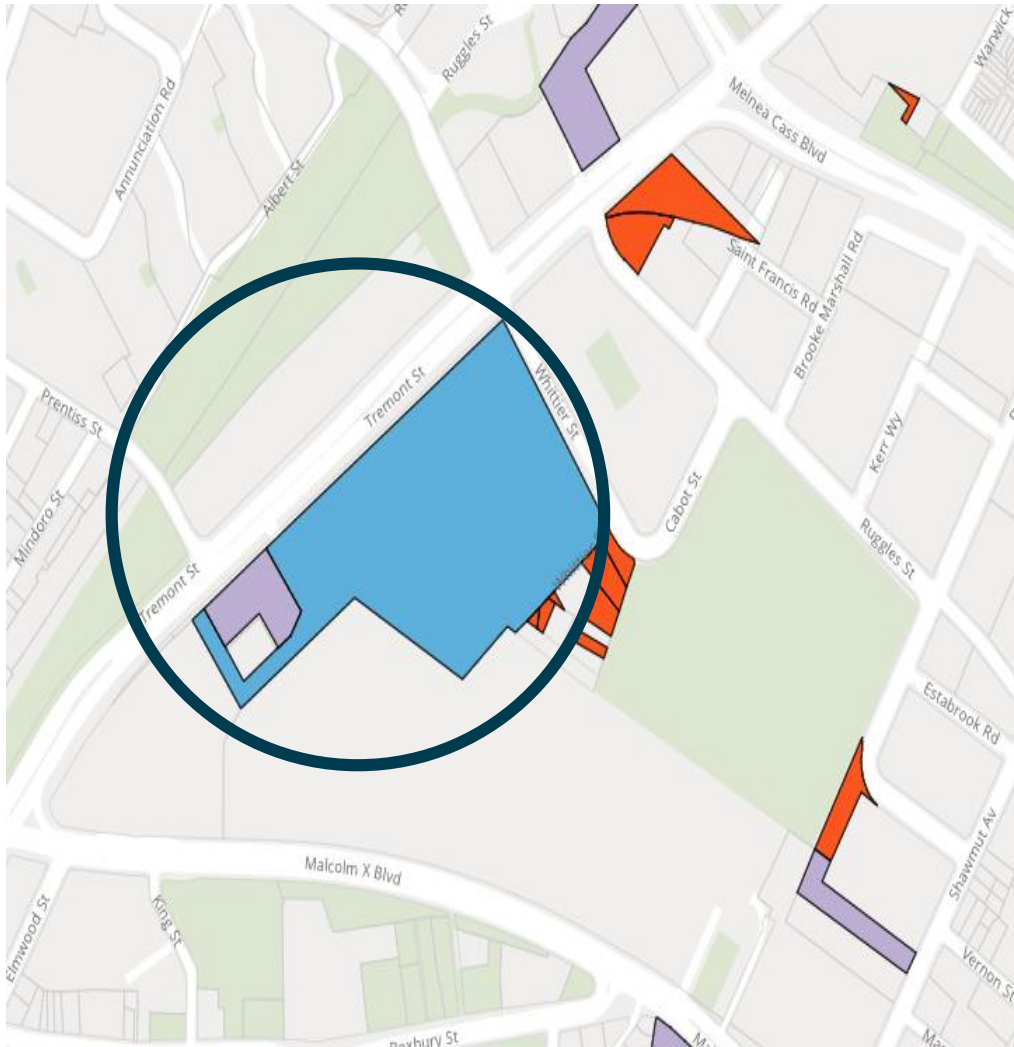


BRA Deed Restricted Affordable Housing

Project Name	Affordable Units
Beryl Gardens	20 Low-Income (60% AMI) Rental Units Term: 30 + 20 Years

5. BPDA Owned Parcels in Campus High School





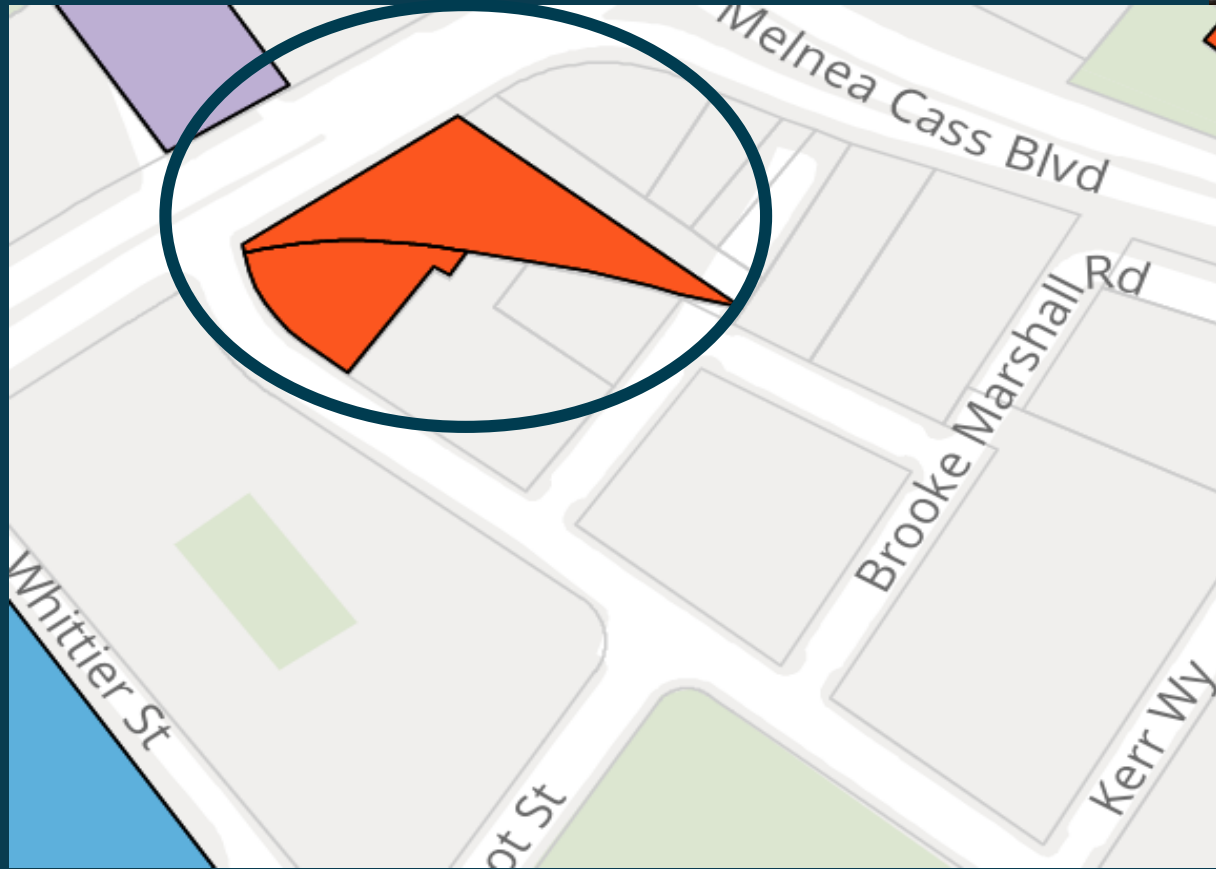
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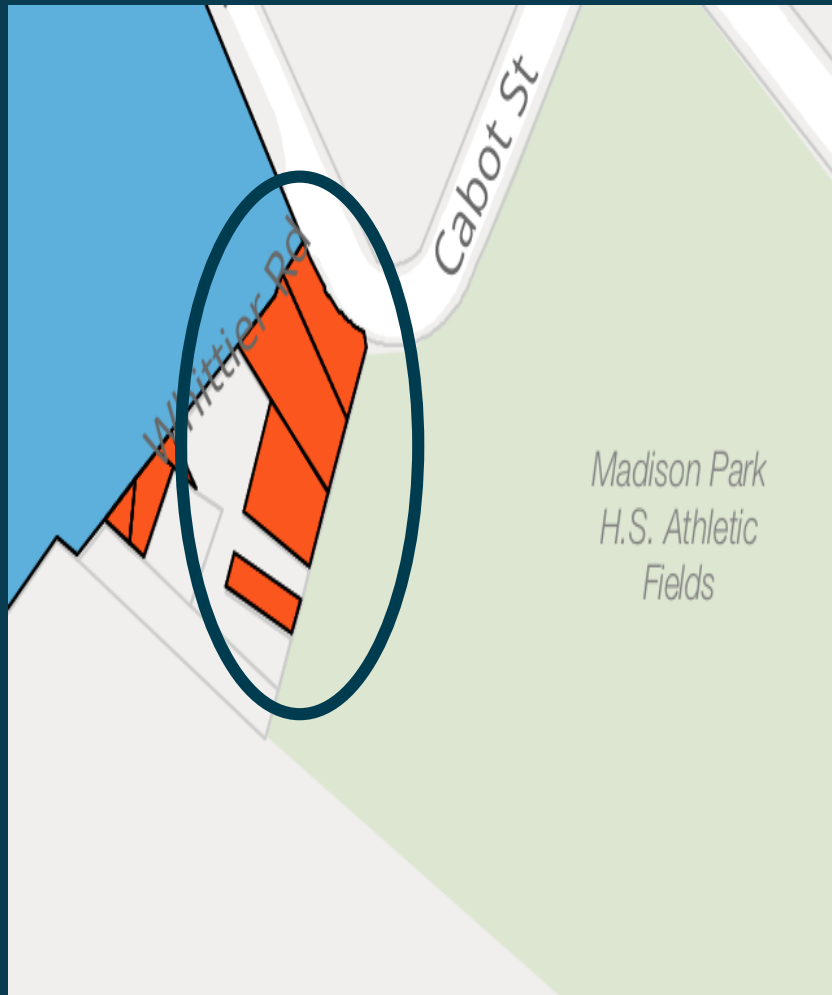
X-35: "Crescent Parcels"

175 Ruggles St.

1130 Tremont St.

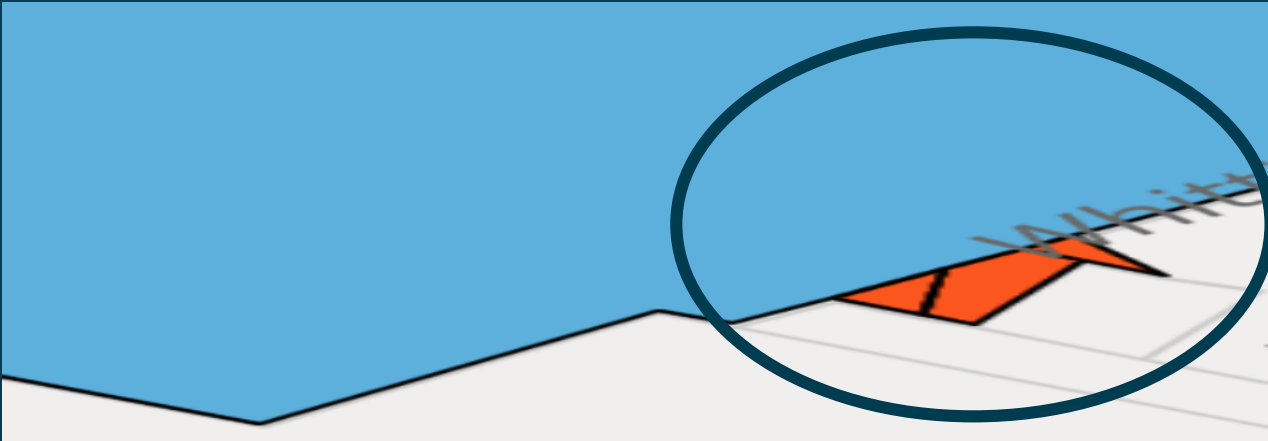


Cabot/Pawning Parcels

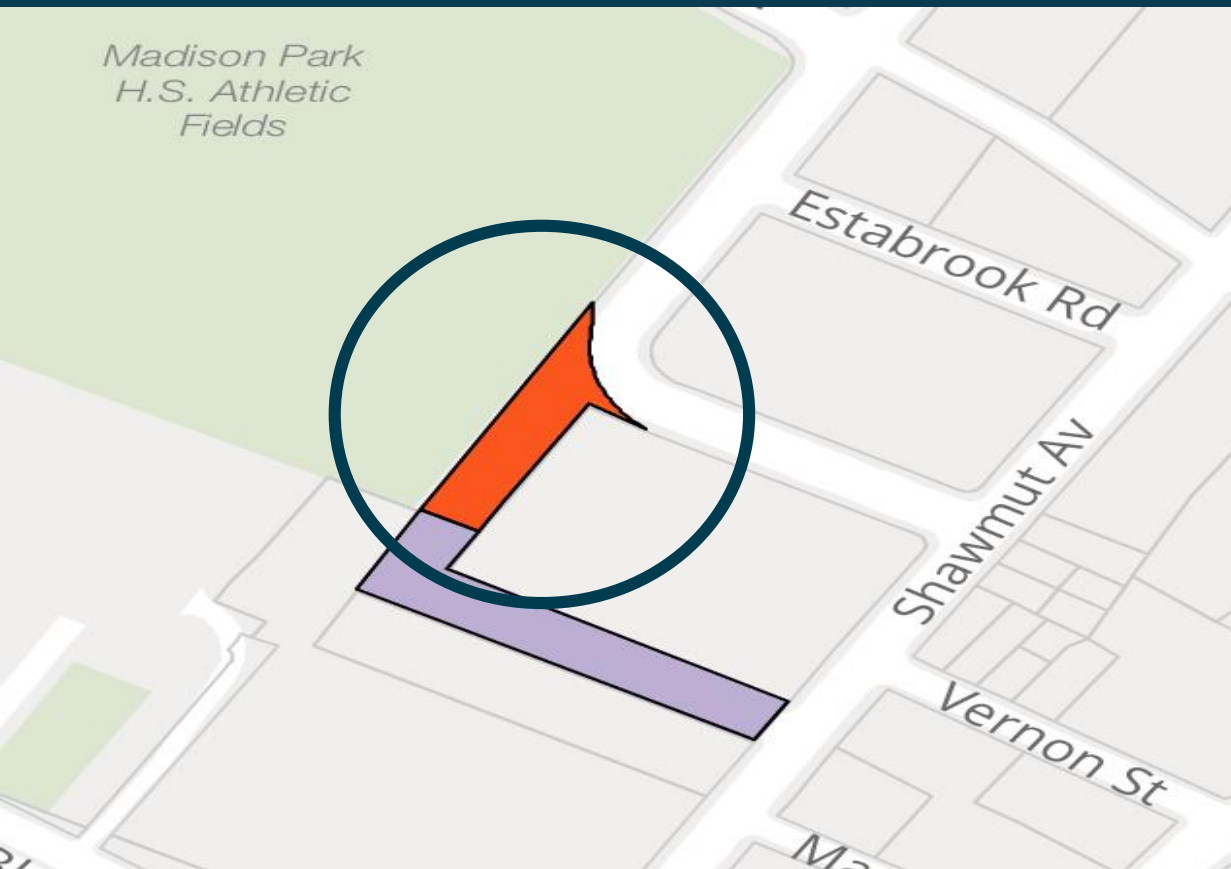


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137 & 141 Vernon St. Downing St.

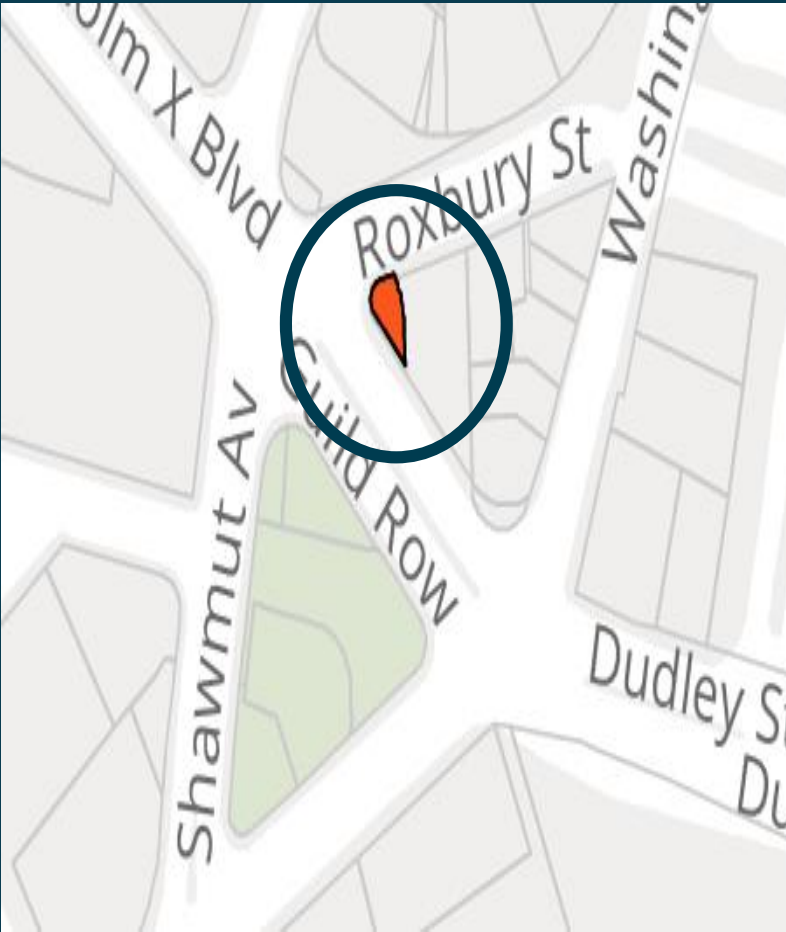


P-2A: Vernon St/Shawmut Ave



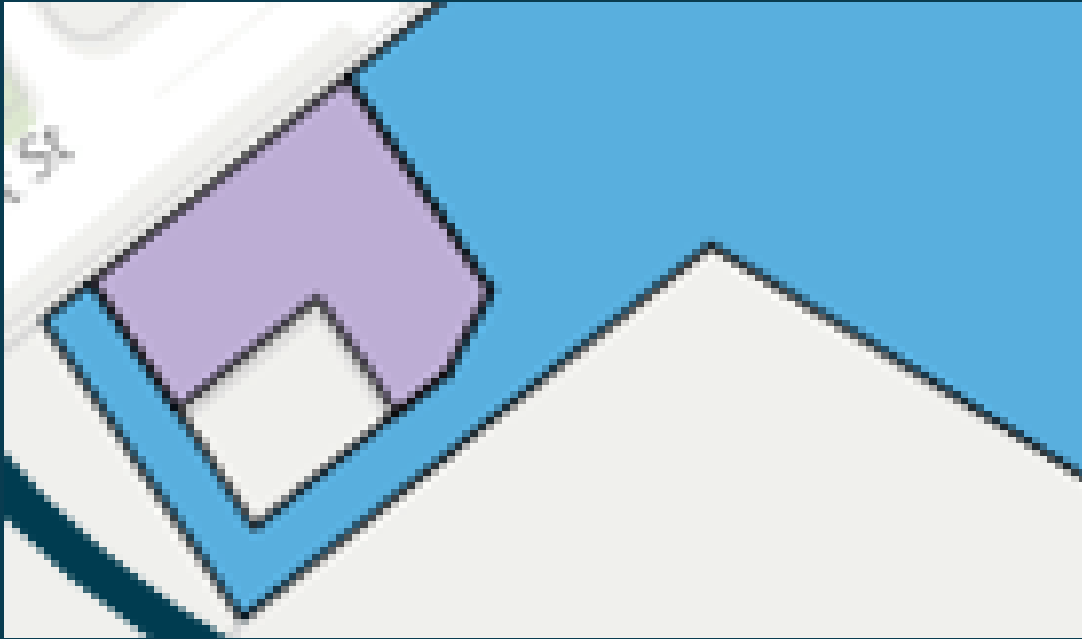
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O-5: Roxbury St.



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Whitier Street Parcel

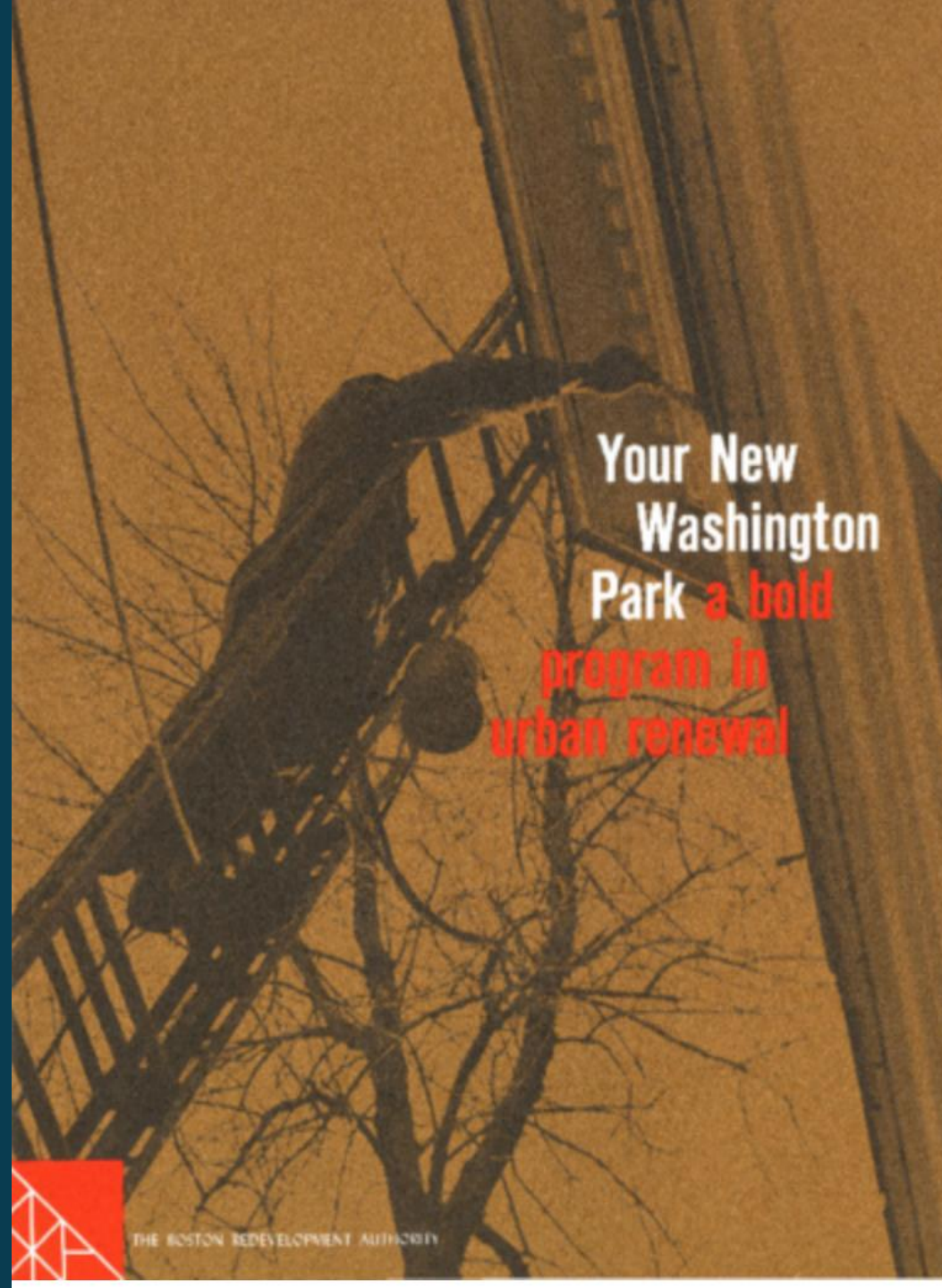


6.

Community Feedback



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Your New
Washington
Park a bold
program in
urban renewal



THE BOSTON REDEVELOPMENT AUTHORITY

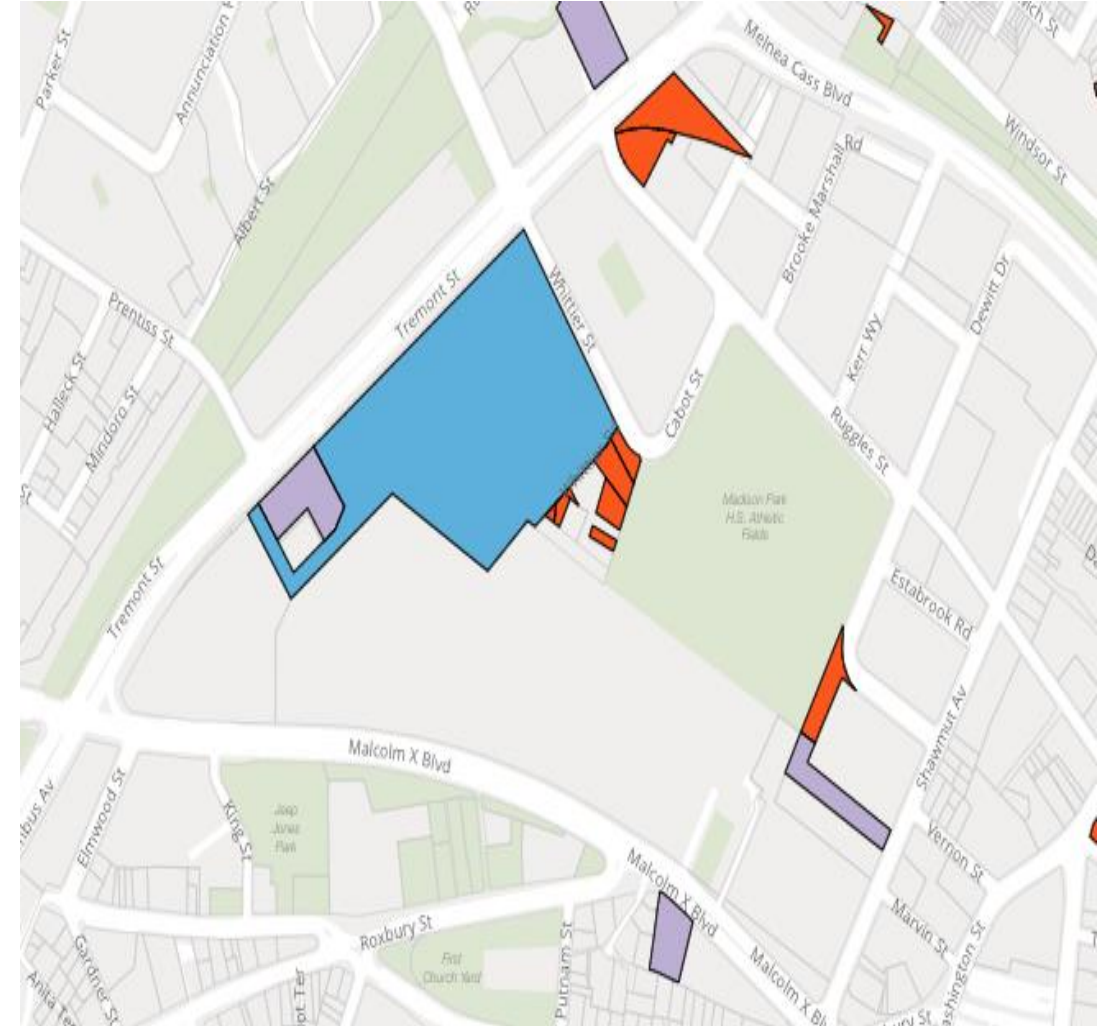
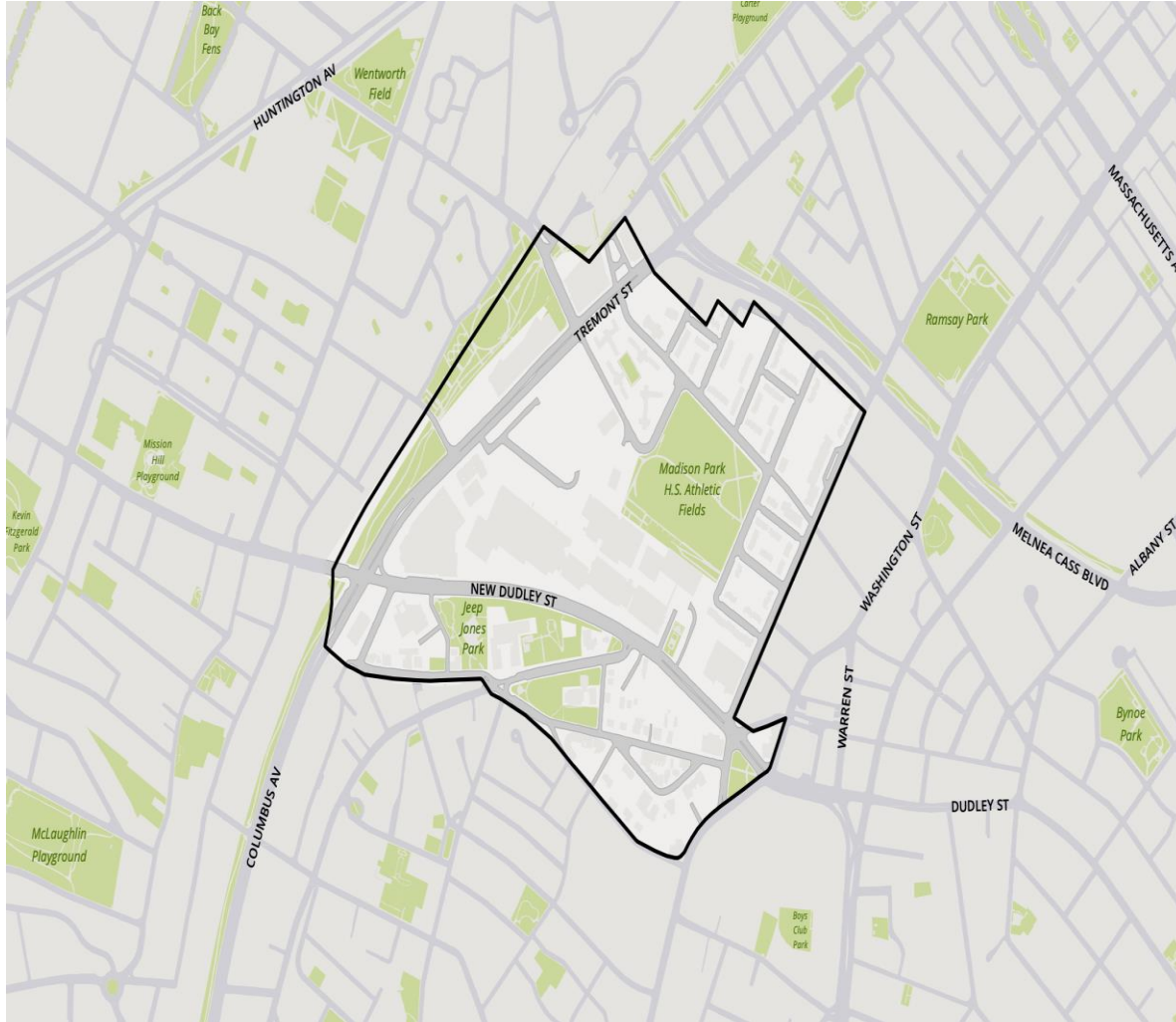
Next Steps



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Boundaries



"In twenty first century America, some cities flourish while others struggle. But all must contend with deteriorating infrastructure, economic inequality and unaffordable housing. City Governments have limited tools with which to address these problems and many must rely on the private market to support the public good."

- Lizabeth Cohen author of "Saving American Cities"

Final Note



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Demolition of the West End....
July 19, 1959
Corners of Cotting & Leverett
Streets..