Urban Renewal Area Agenda

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

Why Are We Here?
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 that community process.
Hi!

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

Email: chris.breen@boston.gov
Phone: 617.918.4202
My Background

Boston Planning & Development Agency
My Background
How Urban Renewal Affected My Life:
My Background:
Background:
From Authority To Agency
BRA

- Established in 1957 by the City Council and Massachusetts Legislature to assume and expand the powers of the Boston Housing Authority beyond public housing and into the Boston Redevelopment Authority.
- 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 and Development Agency.

• Since 2014, the BPDA has helped create 100,000 jobs and 6,000 income restricted residential units in Boston.

• Housing linkage contribution is approximately $61.6 million dollars.

• Job linkage is approximately $13.5 million dollars.
2019: City Wide & Community Planning Studies

IMAGINE BOSTON 2030

boston planning & development agency
2019
Urban Renewal Community Engagement
Urban Renewal Community Engagement - Phase 1

- Brunswick - King
- Park Plaza
- Kittredge
- North Station
- CBD School Franklin
- CBD Boylston Essex
Urban Renewal Community Engagement – Group 2

Government Center
Campus High School
South Station
South Cove
Fenway
Downtown Waterfront Faneuil Hall
Civic Engagement Goals

• What is the importance of the Plan and subsequent Land Use Restrictions to the Community? (Can they be used to protect against overdevelopment?)

• Should there be boundary changes?

• Should we need integrate climate resiliency, Imagine Boston or other community planning goals into the current Urban Renewal Plan?

• Can we use our properties to benefit the community?
2. Urban Renewal

Background
Setting the Stage: 1930 - 1949

- Cities suffer from lack of investment during “the Great Depression”.
- Immigrants begin arriving into US cities from Europe in great numbers.
- Federal Government policies begin to promote suburban sprawl for middle class.
- Financial Institutions engage in ‘Redlining’ practices.
- Cities begin bleeding middle class residents into the suburbs following World War II. (GI Bill and Baby Boom)
- Rise of the Automobile and creation of US Highway system. (1926-1956 Central Artery, RT.1, Mass Pike, RT. 128, Proposed SW Corridor, Inner Beltway I-695, Boston Common Parking Garage)
- Industrialization of cities slows creating a lack of jobs.
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 often at the expense of poor residents.
Boston from 1950-1960

- From 1950 – 1960 Boston lost 13% of its population.
- Loss of 48,000 jobs in manufacturing and 14,000 downtown jobs. Contributing to an 8% drop in city-wide employment. (Greater Boston Jobs increase by 22%).
- Boston has lowest median family income of the nations 7 largest metropolitan areas.
- Boston population is 90.2% Caucasian and 9% African American (0.8% Other).
- Mayor Curley lowers taxes in neighborhoods and increases the tax rate downtown to $101 per 1000 assessed value higher than most US cities.
- In 1959, Moody’s had downgraded the cities bond rating from A to Baa which is near Junk Level. Leaving Boston on the brink of bankruptcy.
Quotes of the time

• “Boston is like an apple with a shiny skin, rotten at the core” – (Robert Ryan, pioneered the industrial park concept - 1950).

• “Is Boston worth saving? The streets are choked with traffic, vast jungles of blighted housing, faded business districts...Is it worth the effort to change this?” – (Christian Science Monitor – 1960)
Boston 1950 - 1980

Boston's Population (1900-2015)

- 1900: 560,892
- 1910: 670,585
- 1920: 748,060
- 1930: 781,188
- 1940: 770,816
- 1950: 801,444
- 1960: 697,197
- 1970: 641,071
- 1980: 562,994
- 1990: 574,823
- 2000: 589,141
- 2010: 617,594
- 2015: 669,469

Boston Planning & Development Agency
## North End/Downtown

### 1960

<table>
<thead>
<tr>
<th></th>
<th>1960</th>
<th>Total occupied</th>
<th>Owner occupied</th>
<th>%</th>
<th>Renter occupied</th>
<th>%</th>
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<tbody>
<tr>
<td>United States</td>
<td>53,023,875</td>
<td>32,796,720</td>
<td>61.9%</td>
<td>20,227,155</td>
<td>38%</td>
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<td>Massachusetts</td>
<td>1,534,985</td>
<td>857,436</td>
<td>55.9%</td>
<td>677,549</td>
<td>44%</td>
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<td>Boston</td>
<td>224,704</td>
<td>61,243</td>
<td>27.3%</td>
<td>163,461</td>
<td>72%</td>
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<tr>
<td>Allston</td>
<td>5,156</td>
<td>735</td>
<td>14.3%</td>
<td>4,421</td>
<td>85%</td>
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<td>Back Bay</td>
<td>8,741</td>
<td>569</td>
<td>6.5%</td>
<td>8,172</td>
<td>93%</td>
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<tr>
<td>Beacon Hill</td>
<td>6,143</td>
<td>603</td>
<td>9.8%</td>
<td>5,540</td>
<td>90%</td>
<td></td>
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<tr>
<td>Brighton Hill</td>
<td>17,581</td>
<td>4,278</td>
<td>24.3%</td>
<td>13,303</td>
<td>75%</td>
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<tr>
<td>Charlestown</td>
<td>5,978</td>
<td>1,672</td>
<td>28.0%</td>
<td>4,306</td>
<td>72%</td>
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<tr>
<td>Dorchester</td>
<td>44,314</td>
<td>14,379</td>
<td>32.4%</td>
<td>29,935</td>
<td>67%</td>
<td></td>
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<tr>
<td>Downtown/Chinatown</td>
<td>2,870</td>
<td>156</td>
<td>5.4%</td>
<td>2,714</td>
<td>94%</td>
<td></td>
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<tr>
<td>East Boston</td>
<td>13,294</td>
<td>3,889</td>
<td>29.3%</td>
<td>9,405</td>
<td>70%</td>
<td></td>
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<tr>
<td>Fenway</td>
<td>10,468</td>
<td>344</td>
<td>3.3%</td>
<td>10,124</td>
<td>96%</td>
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<tr>
<td>Harbor Islands</td>
<td>20</td>
<td>0</td>
<td>0.0%</td>
<td>20</td>
<td>100%</td>
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<tr>
<td>Hyde Park</td>
<td>8,104</td>
<td>4,833</td>
<td>59.6%</td>
<td>3,271</td>
<td>40%</td>
<td></td>
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<tr>
<td>Jamaica Plain</td>
<td>13,887</td>
<td>4,357</td>
<td>31.4%</td>
<td>9,530</td>
<td>68%</td>
<td></td>
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<tr>
<td>Longwood</td>
<td>1,069</td>
<td>52</td>
<td>4.9%</td>
<td>1,017</td>
<td>95%</td>
<td></td>
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<tr>
<td>Mattapan</td>
<td>6,968</td>
<td>3,267</td>
<td>46.9%</td>
<td>3,701</td>
<td>53%</td>
<td></td>
</tr>
<tr>
<td>Mission Hill</td>
<td>5,646</td>
<td>794</td>
<td>14.1%</td>
<td>4,852</td>
<td>85%</td>
<td></td>
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<tr>
<td>North End</td>
<td>3,990</td>
<td>444</td>
<td>11.1%</td>
<td>3,546</td>
<td>88%</td>
<td></td>
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<tr>
<td>Roslindale</td>
<td>8,508</td>
<td>5,089</td>
<td>59.8%</td>
<td>3,419</td>
<td>40%</td>
<td></td>
</tr>
<tr>
<td>Roxbury</td>
<td>22,452</td>
<td>4,111</td>
<td>18.3%</td>
<td>18,341</td>
<td>81%</td>
<td></td>
</tr>
<tr>
<td>South Boston</td>
<td>13,238</td>
<td>3,508</td>
<td>26.5%</td>
<td>9,730</td>
<td>73%</td>
<td></td>
</tr>
<tr>
<td>South Boston Waterfront</td>
<td>435</td>
<td>110</td>
<td>25.3%</td>
<td>325</td>
<td>74%</td>
<td></td>
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<tr>
<td>South End</td>
<td>16,589</td>
<td>1,528</td>
<td>9.2%</td>
<td>15,061</td>
<td>90%</td>
<td></td>
</tr>
<tr>
<td>West End</td>
<td>709</td>
<td>25</td>
<td>3.5%</td>
<td>684</td>
<td>96%</td>
<td></td>
</tr>
<tr>
<td>West Roxbury</td>
<td>8,544</td>
<td>6,500</td>
<td>76.1%</td>
<td>2,044</td>
<td>23%</td>
<td></td>
</tr>
</tbody>
</table>
Urban Renewal:

1954 – New York Streets

1957 – West End

boston planning & development agency
Ed Logue Leads BRA in $90 Million Dollar Redevelopment Effort

- Learned over time the importance on creating a city fabric that mixed the historic with modern.
- Sought to create cities that were more just and equitable by improving the quality of housing and learning over time how to minimize displacement.
- Sought to create more interracial and mixed income communities.
- Believed that the public sector had to shoulder the responsibility of social problems and it was not realistic or appropriate to rely on the private sector for affordable housing.
Urban Renewal: 1961 “Planning with People”
Urban Renewal
In
Boston
16 Existing Urban Renewal Plan Areas

• 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
Urban Renewal
Background:
Original Urban Renewal Areas
Expired Urban Renewal Plan Areas

- New York Streets (South End)
- Whitney Streets (Huntington Ave)
- St. Botolph (Fenway)
- Bedford West (CBD)
- Sumner Street (East Boston)
- North Harvard (Brighton)
- Tremont Mason (CBD)
Further Reading:

People Before Highways
Kathryn Crockett
Boston Activists, Urban Planners, and a New Movement for City Making
Where is Urban Renewal?
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
Tools Used to Spur Public Investment

• Creation of New Affordable 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 MBTA Stations/Stops and removal of elevated trains.
• Creation of New Street Grid and placement of updated Utilities.
• Creation of Elderly, Non-profit and Recreational Community Spaces.
• Rehabilitation of Older Buildings to eliminate substandard conditions.
What is in an Urban Renewal Plan?

Goals, Land Use & Design Requirements

<table>
<thead>
<tr>
<th>Site Designation</th>
<th>Permitted Uses</th>
<th>Maximum Building Height (in feet)</th>
<th>Maximum Floor Area Ratio</th>
<th>Minimum Parking Spaces</th>
<th>Vehicular Access</th>
<th>Arcades or ground-floor setbacks</th>
</tr>
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<tbody>
<tr>
<td>A-1</td>
<td>General Business</td>
<td>60</td>
<td>3</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>A-2</td>
<td>Residential</td>
<td>300</td>
<td>8</td>
<td>3 for each 4 dwelling units</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>A-3b/</td>
<td>General Office General Business</td>
<td>125</td>
<td>8</td>
<td>6002/</td>
<td>Not from Atlantic Avenue</td>
<td>10' in depth along Indin &amp; Milk Streets and East frontages</td>
</tr>
<tr>
<td>A-4</td>
<td>General Office General Business</td>
<td>125</td>
<td>6</td>
<td>3/</td>
<td>-</td>
<td>10' in depth along frontages facing on to the water slip between Central and Long Wharves</td>
</tr>
<tr>
<td>A-5</td>
<td>General Office</td>
<td>50</td>
<td>5</td>
<td>1/</td>
<td>10' in depth along Eastern frontage</td>
<td>-</td>
</tr>
<tr>
<td>A-6c/</td>
<td>General Office</td>
<td>250</td>
<td>10</td>
<td>1/</td>
<td>Not from Atlantic Avenue</td>
<td>10' in depth along Northern &amp; Southern, Eastern frontages</td>
</tr>
<tr>
<td>A-7</td>
<td>General Office General Business</td>
<td>150</td>
<td>5</td>
<td>2/</td>
<td>-</td>
<td>10' in depth along Southern frontage</td>
</tr>
<tr>
<td>A-8</td>
<td>Public Open Space</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

1/No open parking permitted.
2/No building setback permitted along Atlantic Avenue frontage.
3/If transient housing is developed, 3 enclosed parking spaces shall be provided for each 4 guest rooms. In addition, up to 15 open parking spaces may be provided upon a demonstration of need.
4/In the event this parcel is not disposed of to the New England Telephone & Telegraph Company for an addition to its existing building, the use shall be public open space.
What is a Land Disposition Agreement?

This Land Disposition Agreement allowed the preservation of a nursing home use in the North End.
3. Urban Renewal Action Plan
The City of Boston has adopted a comprehensive approach to promote the economic and physical development of the community. This approach includes:

1. Encouraging mixed-use development to maximize the use of land and resources.
2. Promoting the construction of affordable housing to provide a diverse range of housing options.
3. Strengthening community and economic ties to foster a sense of place.
4. Enhancing public spaces to create a vibrant and engaging environment.
5. Improving transportation infrastructure to improve accessibility and mobility.

The comprehensive approach is designed to create a more dynamic and resilient city, where residents can thrive and businesses can succeed.
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).

The latter is sponsored by Council President Michelle Wu and was
<table>
<thead>
<tr>
<th>Urban Renewal Area</th>
<th>Urban Renewal Plan Modification Lists</th>
<th>Notification Letters</th>
<th>Urban Renewal Area Map*</th>
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<tbody>
<tr>
<td>Brunswick King</td>
<td>09/22/2016</td>
<td>10/14/2014</td>
<td>PDF</td>
</tr>
<tr>
<td>Campus High School</td>
<td>11/02/2018</td>
<td>05/14/2018</td>
<td>PDF</td>
</tr>
<tr>
<td>CBD-Bedford West</td>
<td>11/24/2015</td>
<td>10/16/2006</td>
<td>N/A</td>
</tr>
<tr>
<td>CBD-Boylston Essex</td>
<td>09/22/2016</td>
<td>N/A</td>
<td>PDF</td>
</tr>
<tr>
<td>CBD-School Franklin</td>
<td>09/22/2016</td>
<td>N/A</td>
<td>PDF</td>
</tr>
<tr>
<td>CBD-South Station</td>
<td>09/22/2016</td>
<td>08/08/2006</td>
<td>PDF</td>
</tr>
<tr>
<td>Charlestown</td>
<td>11/02/2018</td>
<td>05/15/2017</td>
<td>PDF</td>
</tr>
<tr>
<td>Downtown Waterfront-Faneuil Hall</td>
<td>09/22/2016</td>
<td>03/03/2006</td>
<td>PDF</td>
</tr>
<tr>
<td>Fenway</td>
<td>11/02/2018</td>
<td>07/13/2018</td>
<td>PDF</td>
</tr>
<tr>
<td>Government Center</td>
<td>08/03/2018</td>
<td>06/11/2018</td>
<td>PDF</td>
</tr>
<tr>
<td>Kittredge Square</td>
<td>09/22/2016</td>
<td>05/26/2006</td>
<td>PDF</td>
</tr>
<tr>
<td>North Harvard</td>
<td>09/22/2016</td>
<td>08/13/2013</td>
<td>N/A</td>
</tr>
<tr>
<td>North Station</td>
<td>09/22/2016</td>
<td>07/11/2007</td>
<td>PDF</td>
</tr>
<tr>
<td>Park Plaza</td>
<td>09/22/2016</td>
<td>10/17/2011</td>
<td>PDF</td>
</tr>
<tr>
<td>South Cove</td>
<td>11/02/2018</td>
<td>08/11/2017</td>
<td>PDF</td>
</tr>
<tr>
<td>South End</td>
<td>09/22/2016</td>
<td>05/14/2018</td>
<td>PDF</td>
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</table>
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
Community Meetings

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
Explore New Urban Renewal Plan Areas

- Central Business District – Essex Street towards Washington Street
Completion of LDA & BPDA Owned Property Inventory
4. Downtown Waterfront
Downtown Waterfront—Goals

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

• To provide public ways, parks and plazas which encourage the pedestrian to enjoy the harbor and its activities;

• To promote the preservation and enhancement of buildings in the Project Area which have architectural and historical significance;

• To create opportunities for development of a downtown residential community offering a range of housing types and rentals;

• To create an area for the development of marine or marine oriented activities designed to stimulate tourism and symbolize the importance of Boston’s historic relationship to the sea.

• To create an environment conducive to the investment of funds in the rehabilitation, conversion and general upgrading of property.
Land Disposition Agreement Inventory
Downtown Waterfront
Faneuil Hall
Urban Renewal

Land Use Controls
Rowes Wharf and 350 Atlantic Avenue
Parcel A-1 and D-6
Harbor Towers
Parcel A-2A, A-3S and Lot T
Frog Pond Foundation
Open Space
Parcels A-3N and A-3N-1
New England Aquarium
Parcel A-4
Marriott Long Wharf Hotel
Parcels A-6, A-7 and A-7A
Christopher Columbus Park
Parcel A-8
71-87 Commercial Street
Mercantile Hall
Parcel C-2-D
Parcels C-2-1 through C-2-41
North End Elderly
Parcel C-2-42A
Marketplace Center
Parcel D-10
Quincy Market
Parcels E-5 and E-6
Bostonian Hotel
54-68 Blackstone Street
Parcels E-9B and E-9C
60 State Street
Portions of Parcel E-11
E-9 & E-9A

E-9B, (E-9C - Now part of E-9B)

Parcel 1 and 10

E-9, E-9A

boston planning & development agency
Parcel 1 & 1A
17-21 Union St

 Parcel 1 and 1A

 E-9B, (E-9C
 - Now part of E-9B)
J-1
146-150 Milk St.
B-1 Commercial Wharf Rehab Agreement
Rehab Agreement
C-1 Sun Oil
Rehab Agreement
C-1B
5. BPDA Owned Property Inventory
Richmond St.
Parcel C-2

boston planning & development agency
Sargents Wharf
Parcel B-3
Long Wharf, Long Wharf Row, Atlantic Avenue
East India Row
McKinley Square
Customs House Street
Faneuil Hall Market Place
Cross St.,
Commercial St.
6. Community Feedback
Next Steps
Plan
Boundaries
Imagine Boston 2030

&

Downtown Planning Studies
“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”