



# Urban Renewal Area: Kittredge

*July 16<sup>th</sup>, 2019*



**boston planning &  
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

## 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?



## 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](mailto:chris.breen@boston.gov)

☎ 617.918.4202

# Hi !



PRECINCT I FAMILIES TO BE ACQUIRED

Address	# Families in Structure
14-14A Chelsea St.	2
Albert M. Benedict (ao) 14 Chelsea St., Chas.	
Mr. Michael Connor (t) 54	
Mr. Julius Damico (t) 46	
* 16 Chelsea St.	2
Mr. Samuel Burstein (ao) 20 Main St., Malden	
Mr. John Murphy, Jr. (t) 67	
* 20-20A Chelsea St.	1
Rosie Isipica (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) 41	
Annie E. Langan (t) 76	
Mr. Michael J. Mahoney (t) 39	
Mr. Lawrence Magouagle (t) 37	
* 5 HOMESTEAD PLACE	3
Mr. Frank Zintz (ao) 159 Coolidge St., Brookline	
Mrs. Ruth Gionpa (t)	
Mr. Archie L. Moors (t) 47	
Mr. Joseph Solnick (t) 56	
* 7 Homestead Place	4
Mr. Frank Zintz (ao)	
Mrs. Ruth Beaton (t) 45	
Mr. Douglas Hanson (t) 49	
Mr. Edward J. Mac Kenzie (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 Magouagle 67 Chelsea Street Charlestown, Mass.
Damico lsea Street n, Mass.	Mr. Frank Zintz 159 Coolidge St. Brookline, Mass.
Burstein eet achusetts	Mrs. Ruth Gionpa 5 Homestead Place Charlestown, Mass.
18-ao	
urphy, Jr. Street n, Mass.	Mr. Archie L. Moors 5 Homestead Pl. Charlestown, Mass.





# 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 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



# Urban Renewal Background

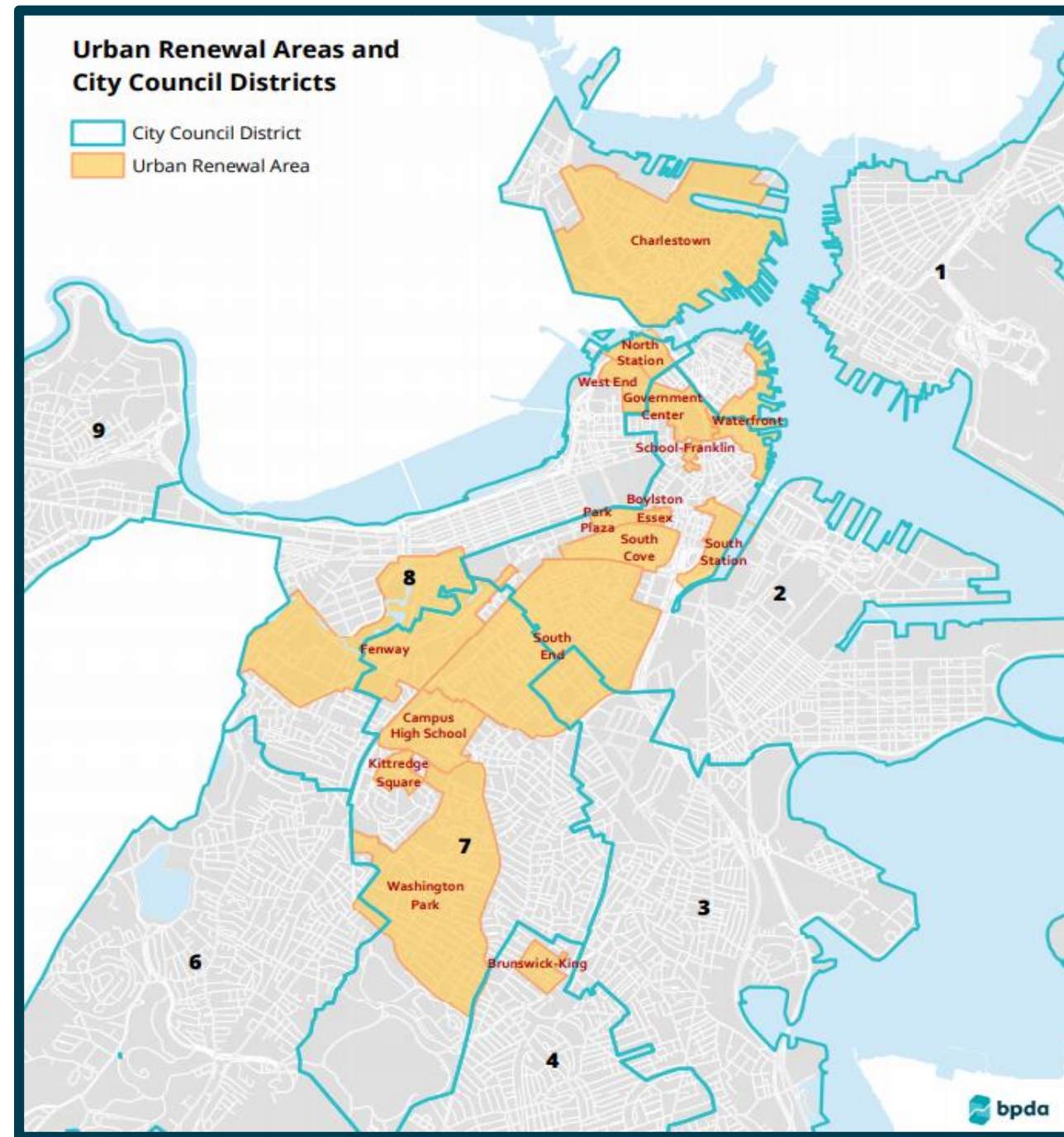
## The 16 Existing Urban Renewal Plans (After 2016 Extension)

- 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



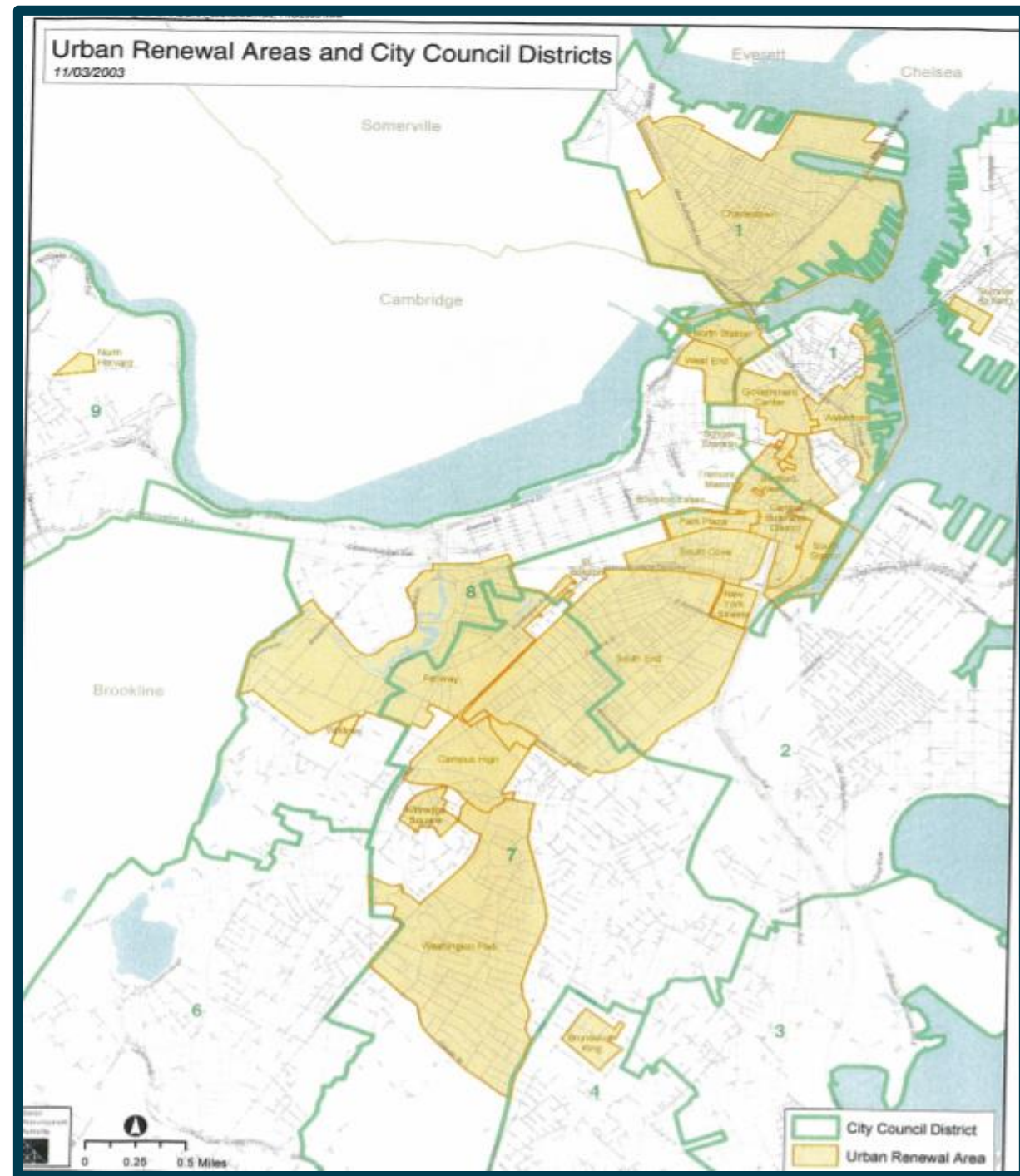


# Urban Renewal Background

## Original Urban Renewal Areas

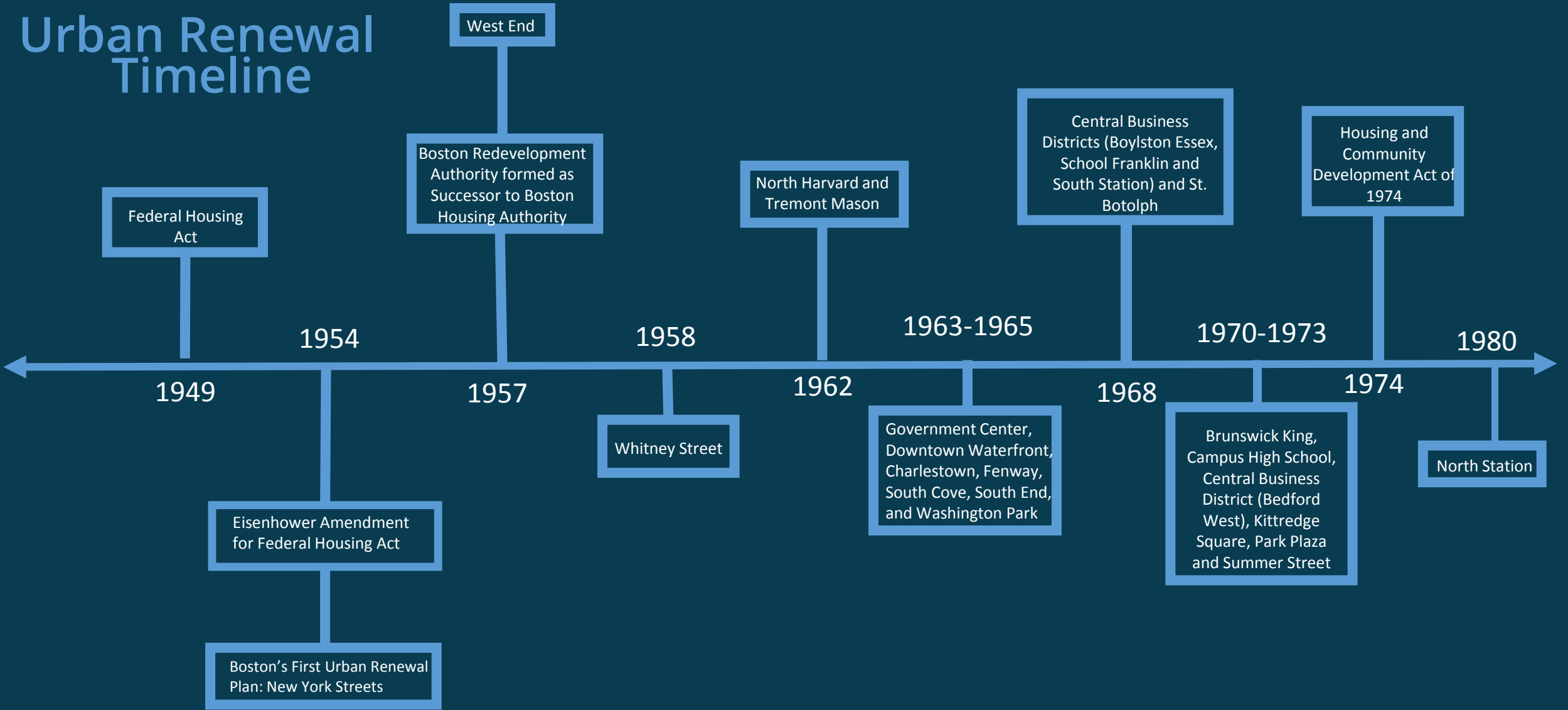


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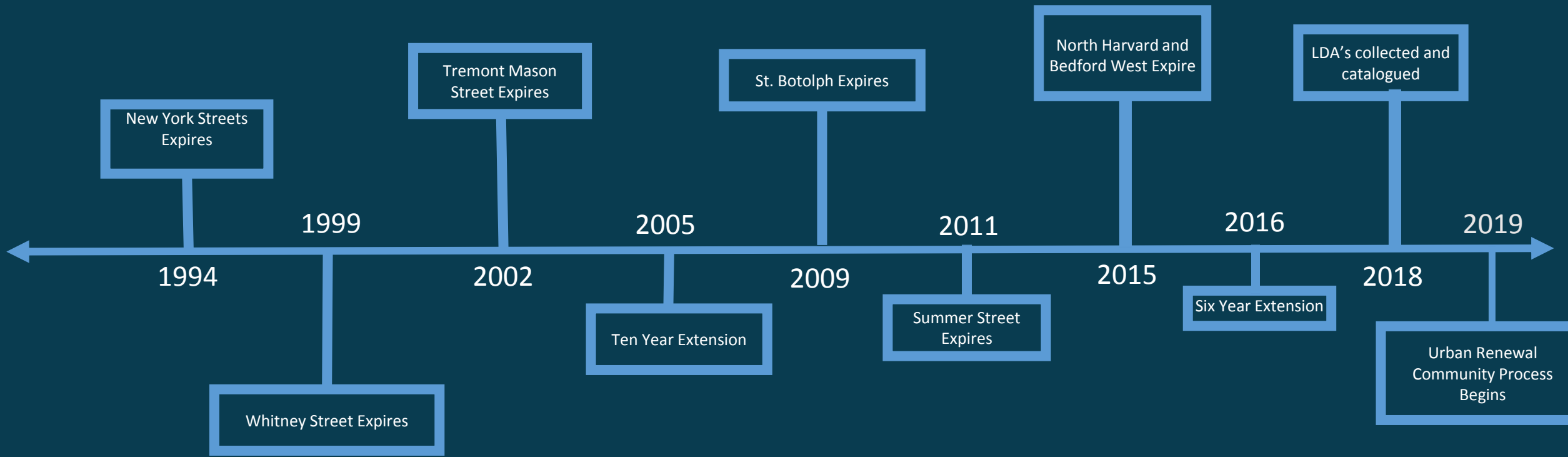


# Urban Renewal Timeline





# Urban Renewal Timeline





# Urban Renewal Tools



# 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.**



# 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 Contri - 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 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





# BPDA Urban Renewal Website



# BPDA Urban Renewal Website



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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



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## Urban Renewal

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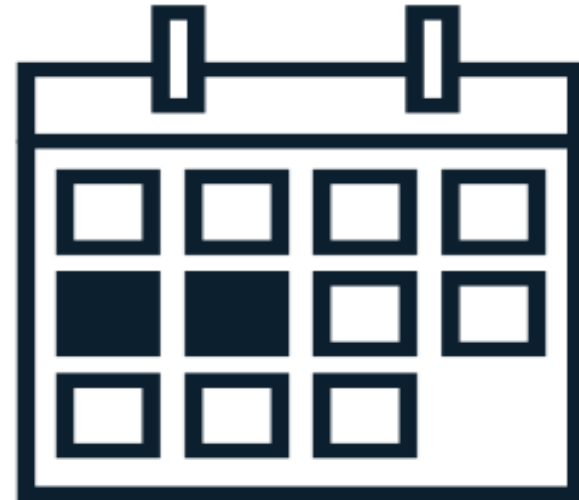
## Urban Renewal Areas

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





# Records Management



## 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.



# Land Disposition Procedures and Actions



# Community Meetings and RFP Process



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## Work with Us

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[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

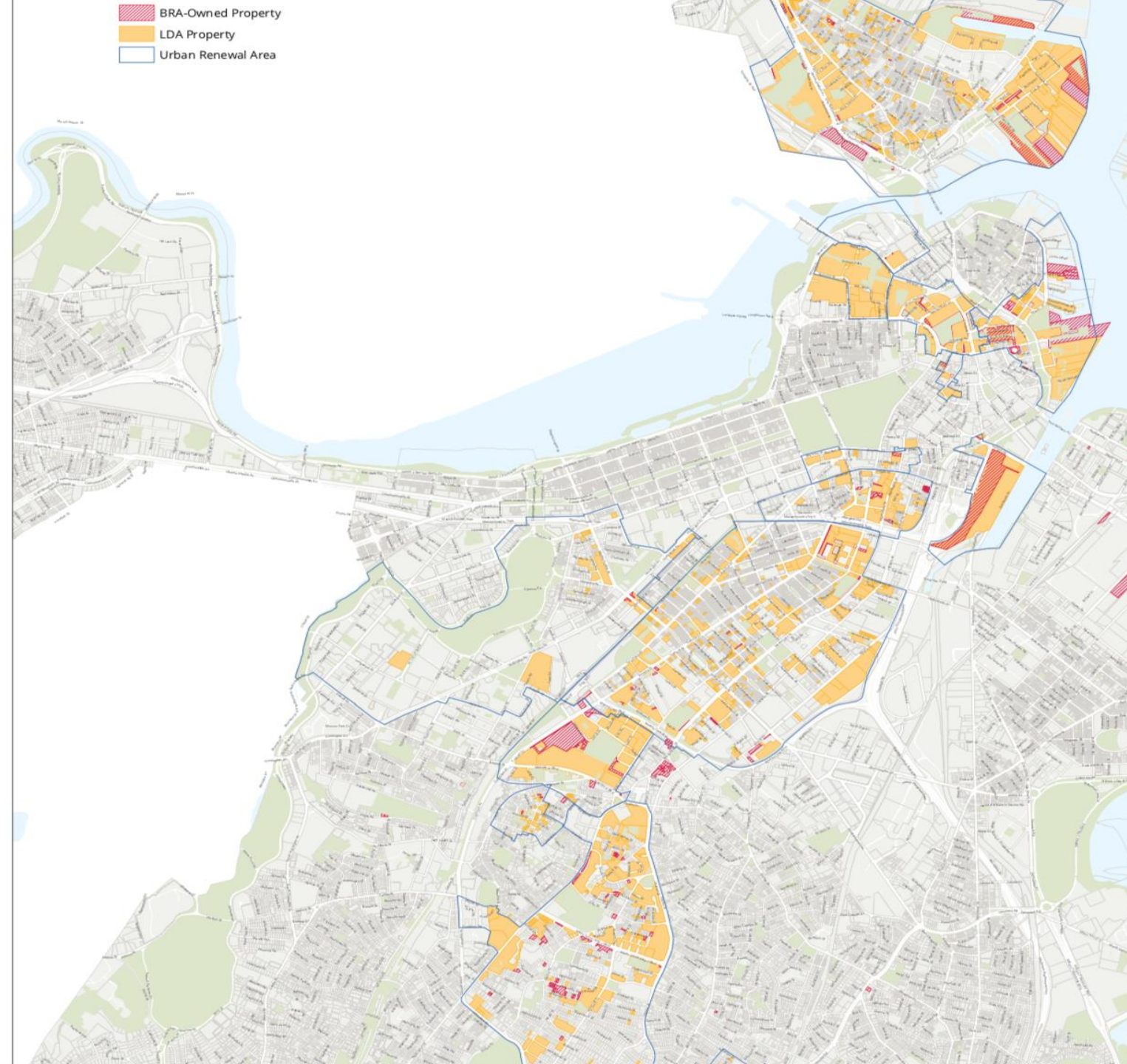
The Boston Redevelopment Authority d/b/a the Boston Planning & Development Agency ("BRA") is pleased to issue this [Request for Proposals](#) ("RFP") for the redevelopment of Parcel L-43B, located at 41 Regent Street, ("Parcel") in the Washington Park Urban Renewal Area, Project No. Mass. R-24. The Parcel 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

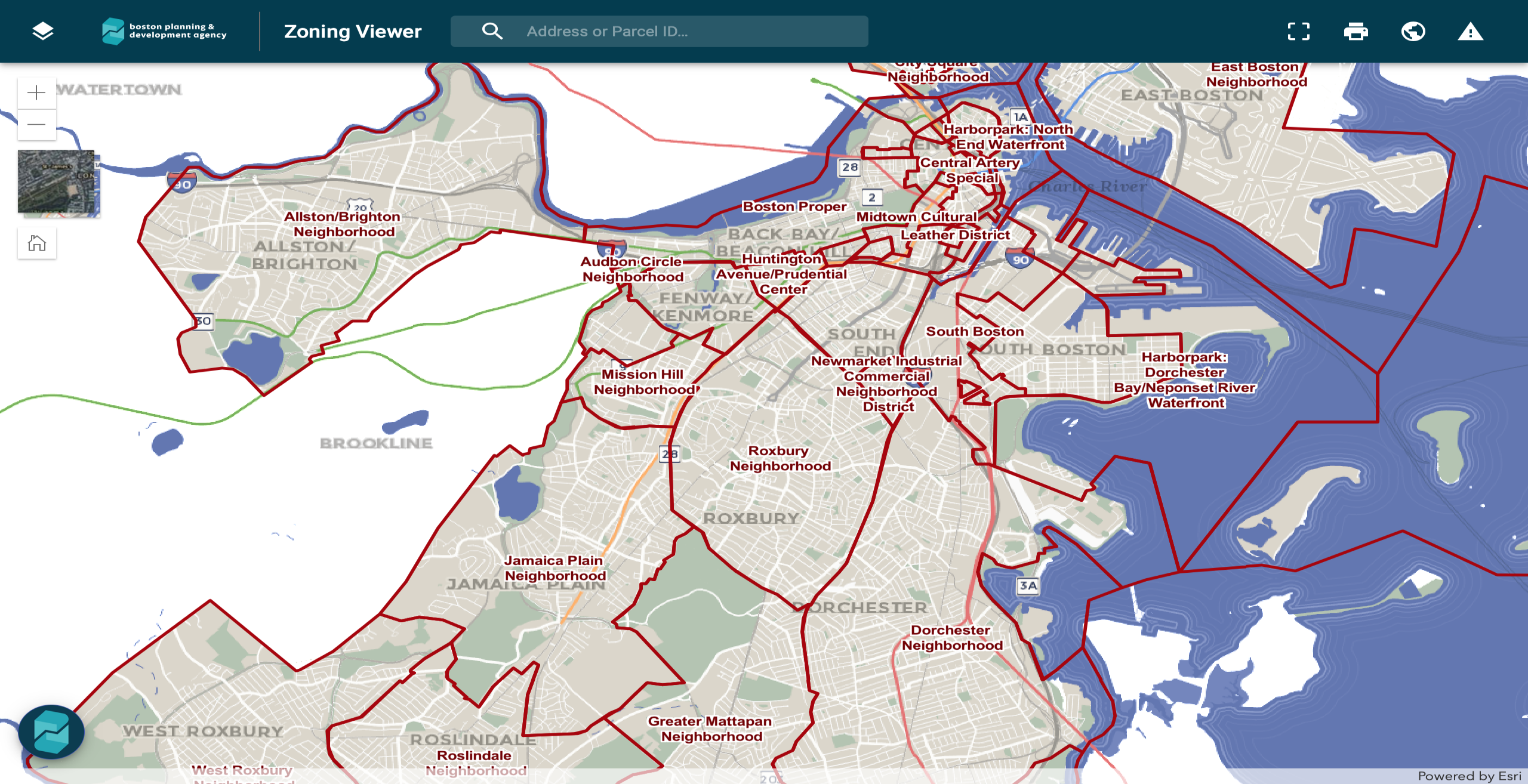


# Completion of LDA & BPDA Owned Property Inventory



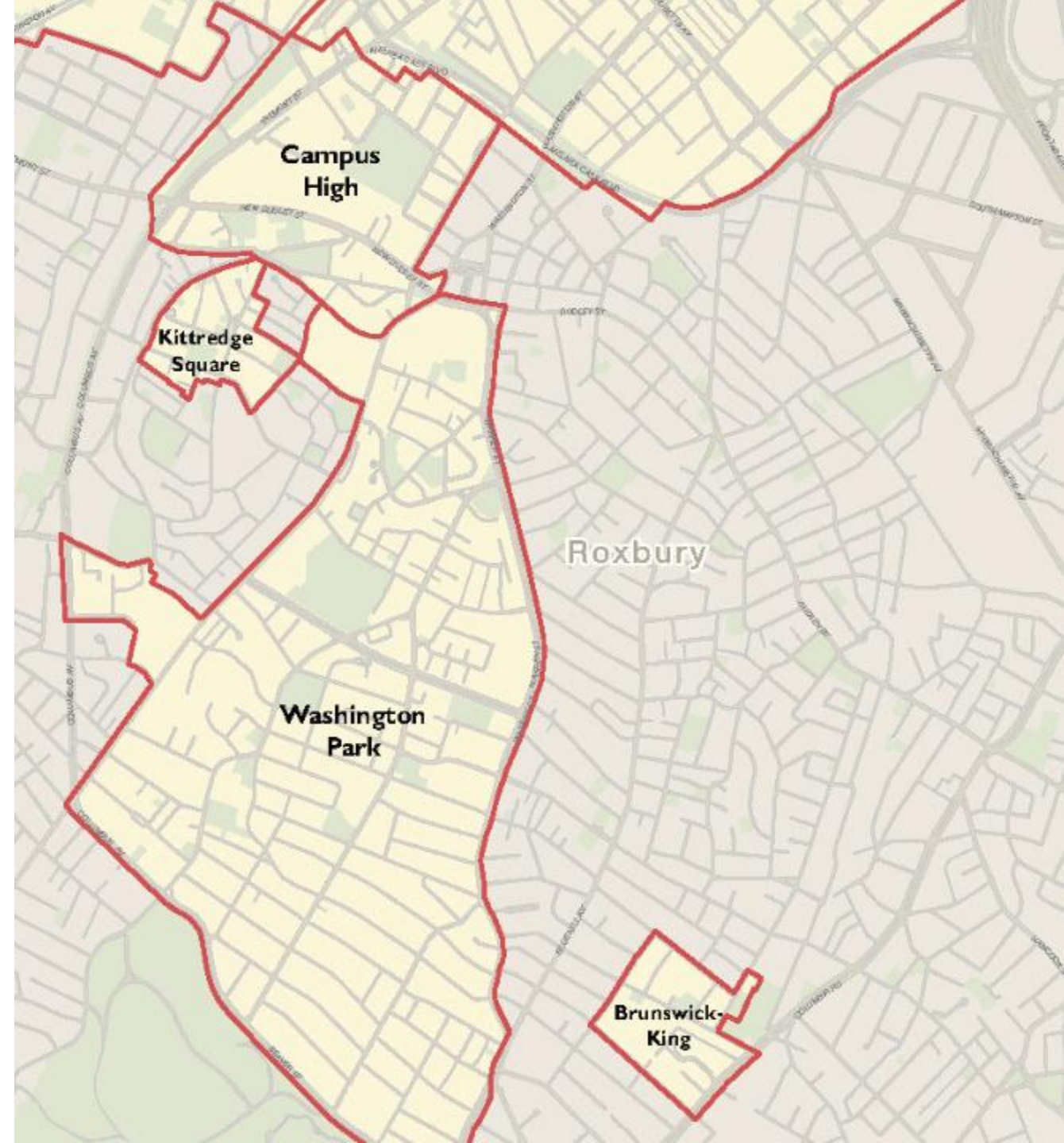


# Urban Renewal on the Zoning Viewer





# Urban Renewal Plan Areas in Roxbury

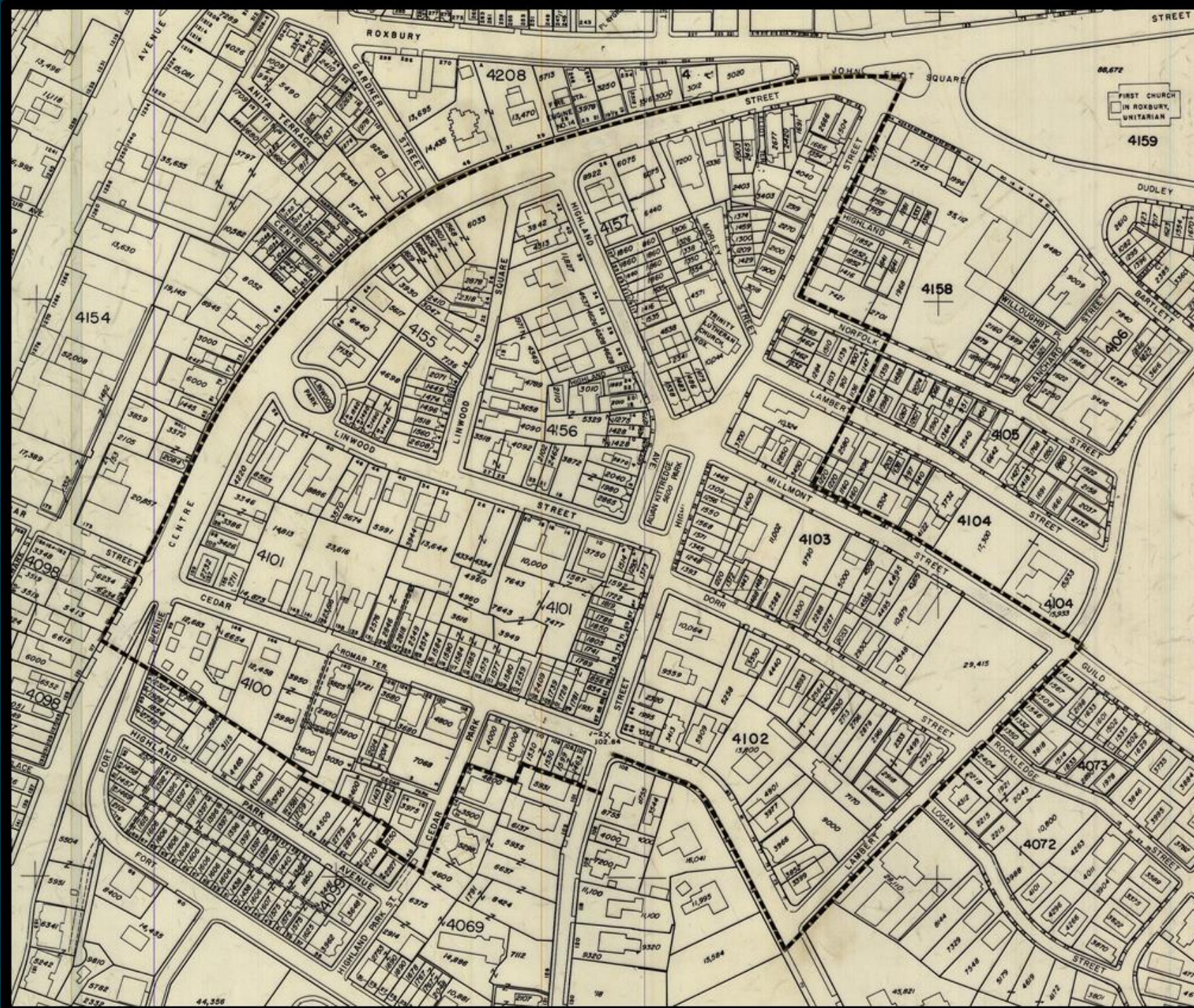




# Kittredge



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# Kittredge Urban Renewal Plan – Goals 1972

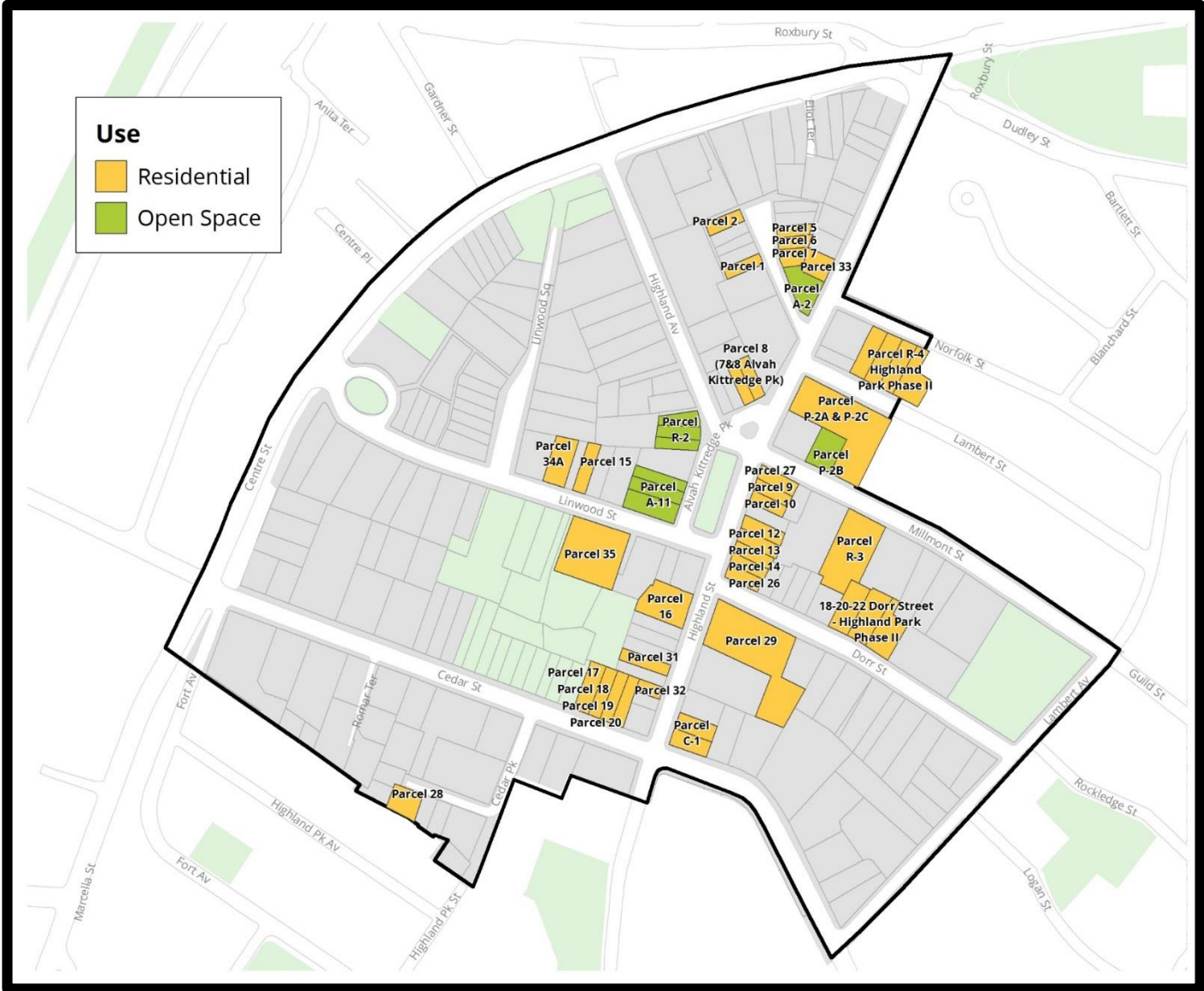
- Insure the public health and safety.
- Promote and expedite public and private development.
- Strengthen the physical pattern of local neighborhood activities including the development of parks and open space to support existing and proposed residential uses.
- Promote stability of the existing housing 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.



# 3) Land Disposition Agreement Inventory



# Parcels





# Parcel R-2

## Highland Avenue Community Garden





# Parcel A-11

## Kittredge Park



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# Parcel 8

## 7-8 Alvah Kittredge



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# 99-105 Cedar Street



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development agency**



# 18-22 Dorr Street Highland Park II





# 6-12 Lambert Street Highland Park II



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development agency**



# 74 Alvah Kittredge

## BHA Owned





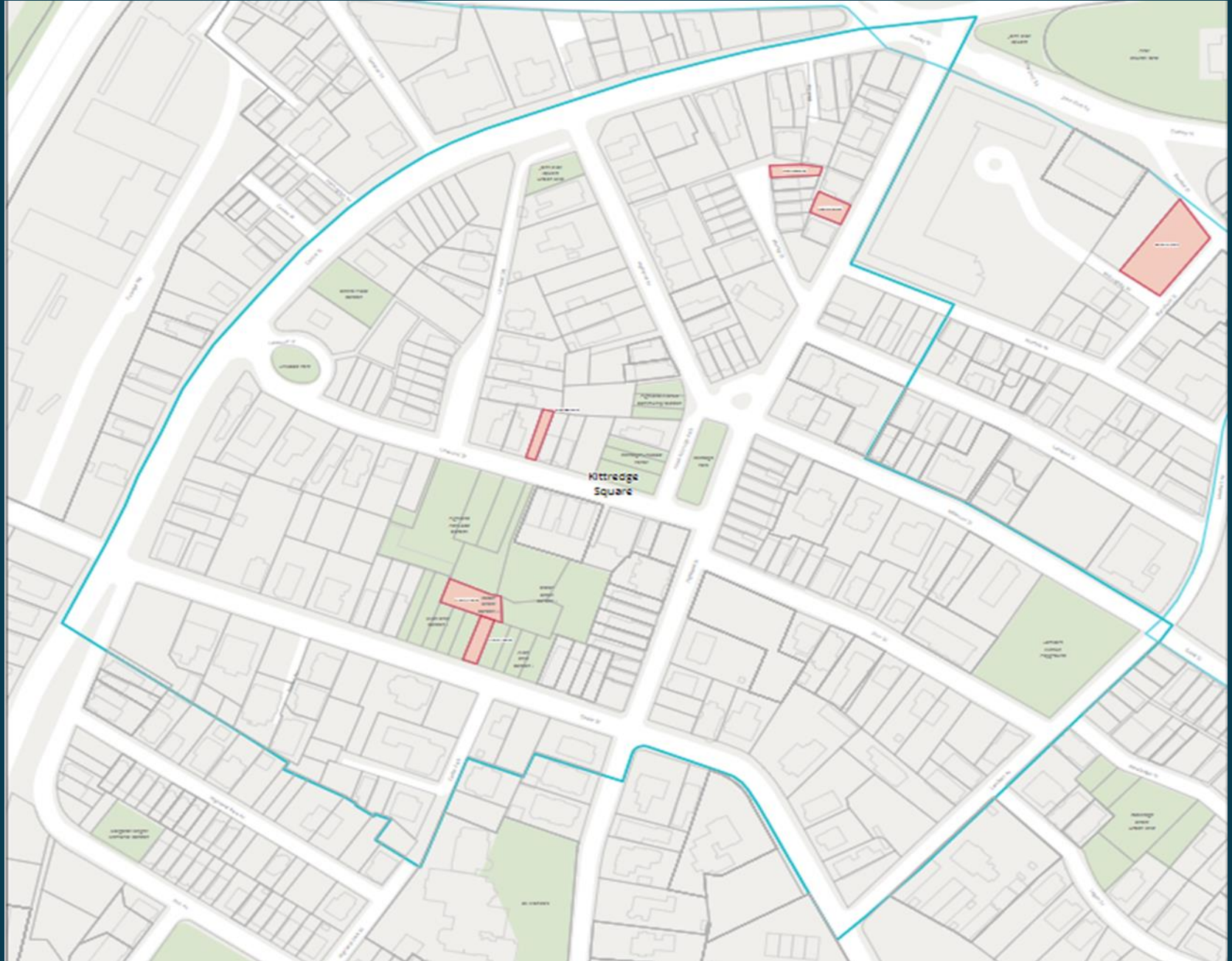
# BRA Deed Restricted Affordable Housing

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



4)

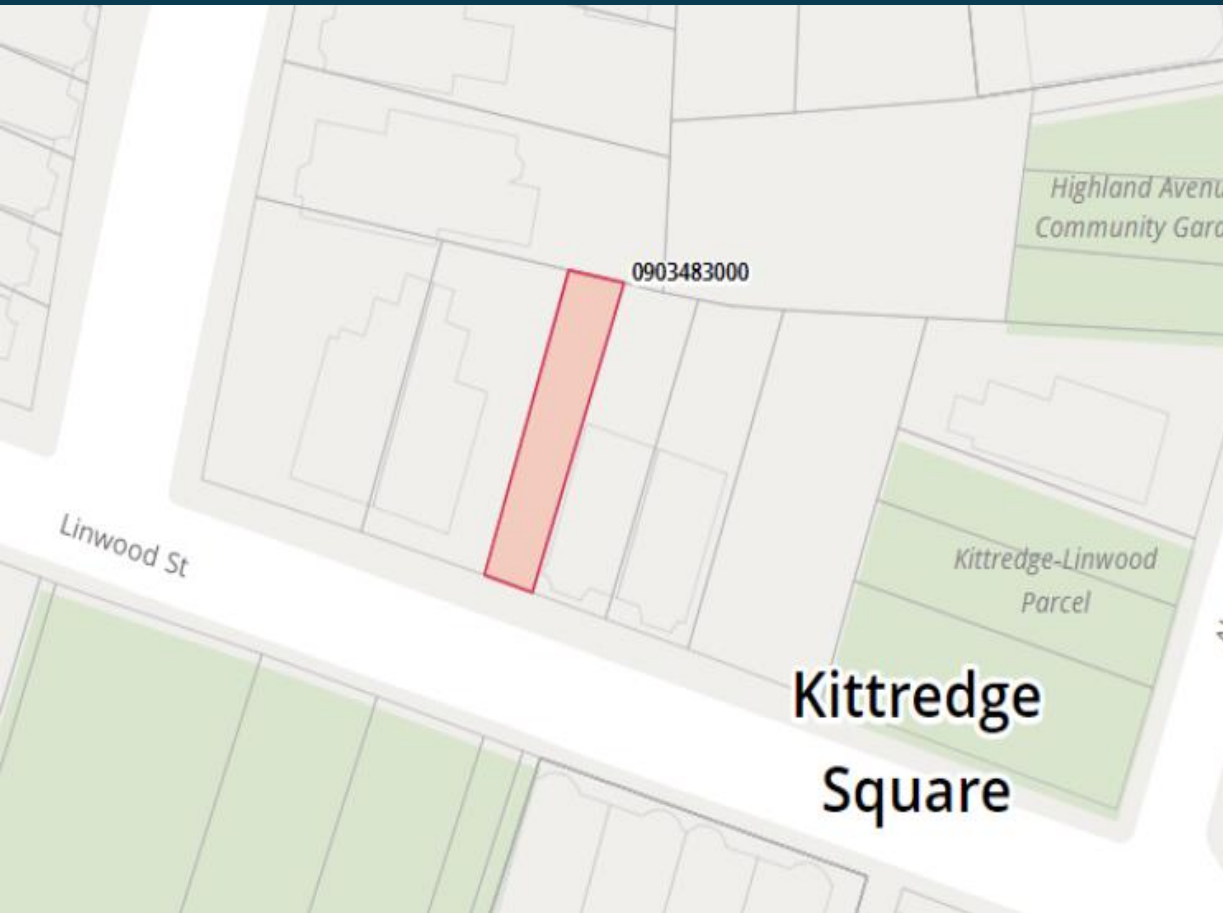
# BPDA Owned Parcels in Kittredge



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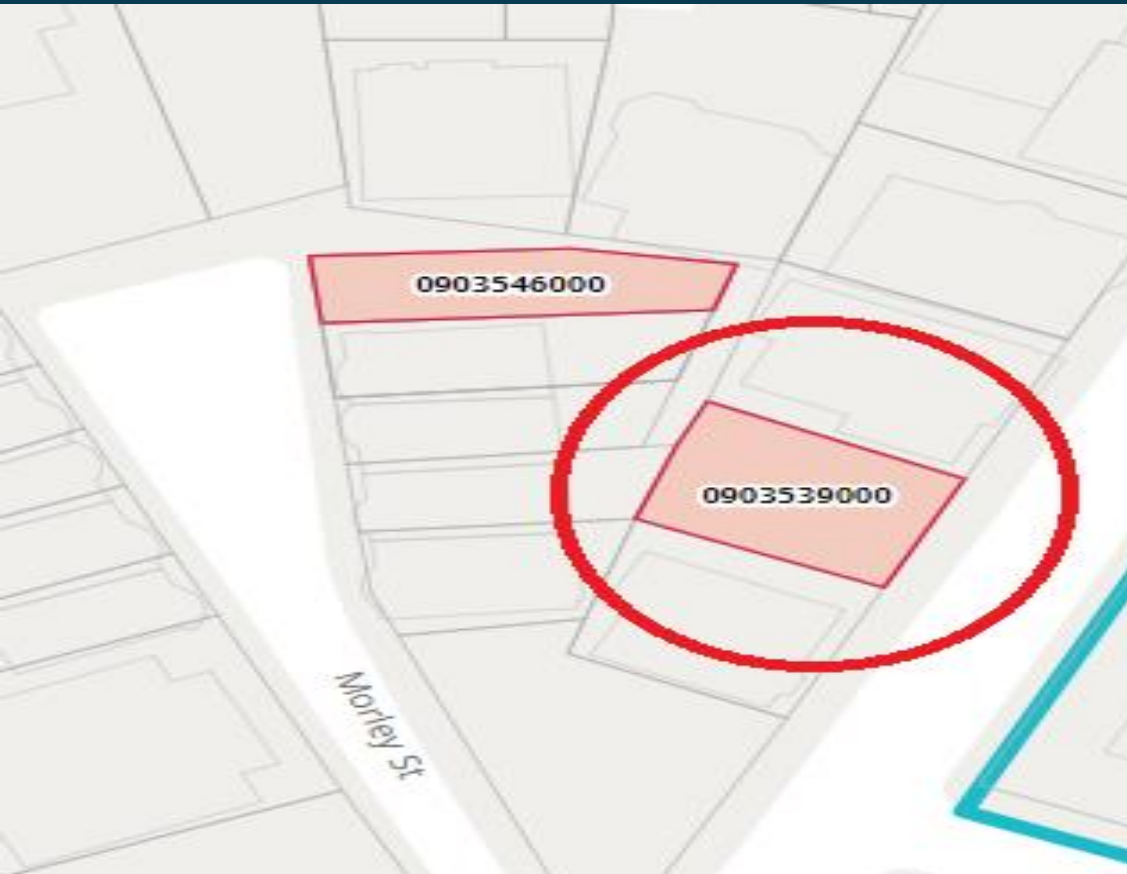
# 25 Linwood St. Parcel 34B



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development agency**

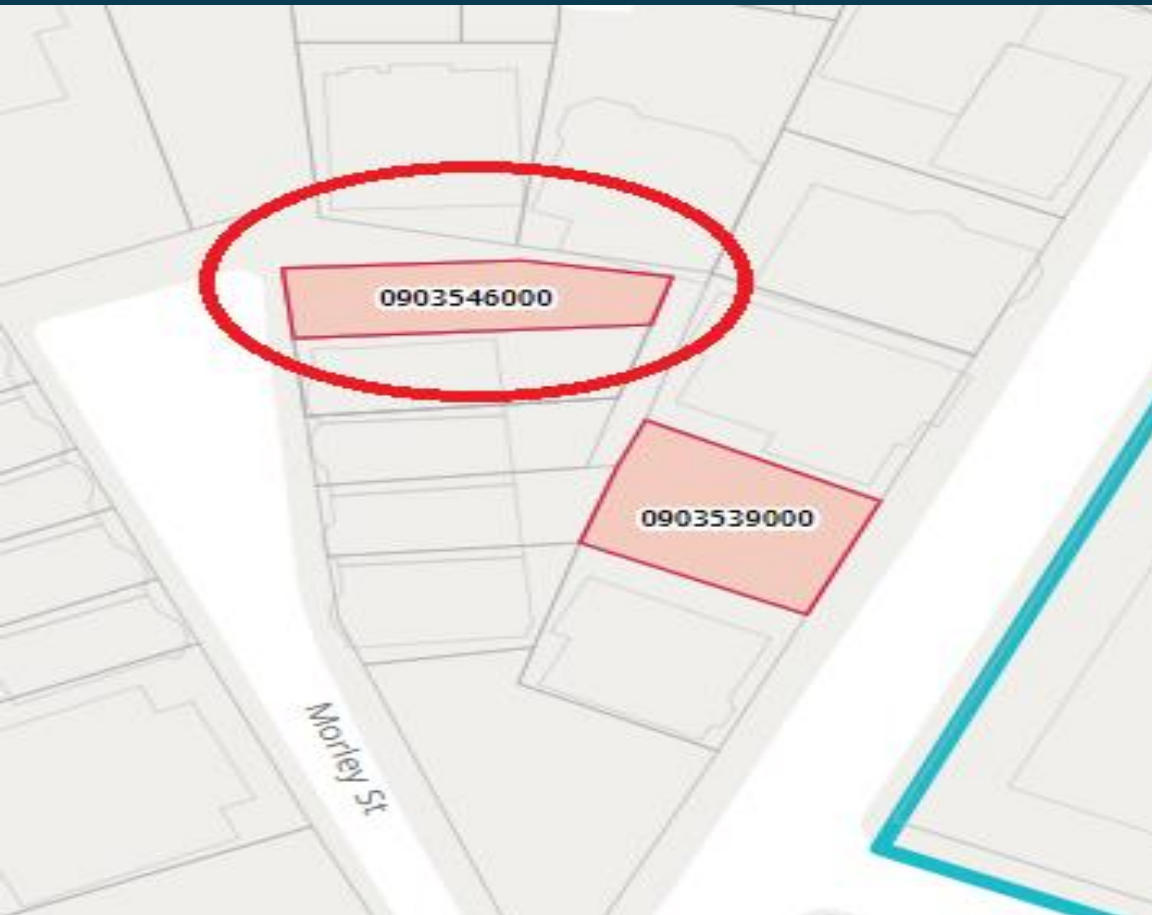


# 23 Highland St. Parcel A-1





# 21 Morley St.





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



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## 5) Community Feedback