



Urban Renewal: Charlestown

February 27th, 2020



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Urban Renewal Area Agenda

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



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01

Introduction



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Who am I?

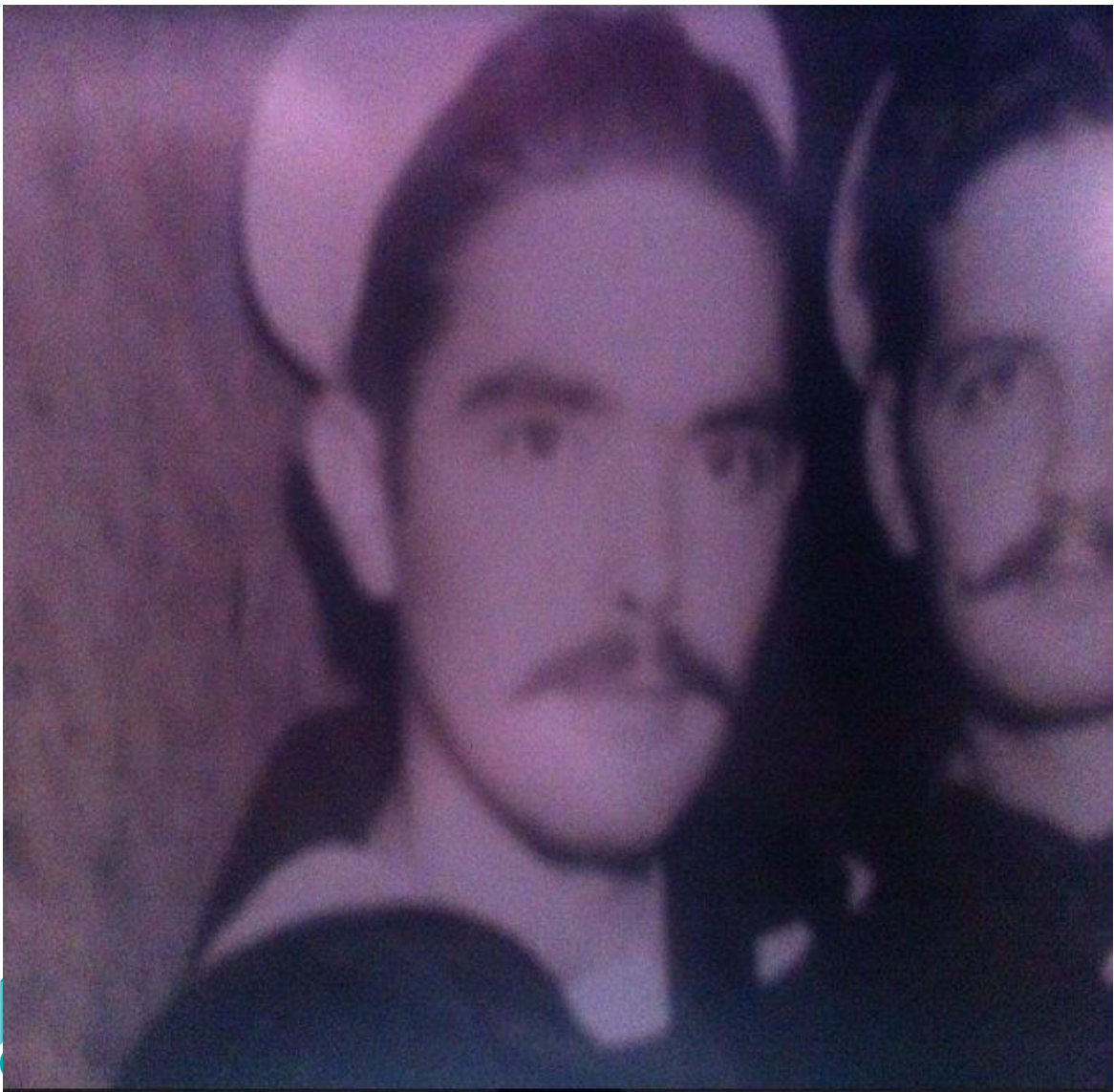
Hi!

Christopher Breen, *Urban Renewal Manager*

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



My Background



PRECINCT I FAMILIES TO BE ACQUIRED

<u>Address</u>	<u># Families in Structure</u>
14-14A Chelsea St.	2
Albert M. Benedict (ao) 14 Chelsea St., Chas.	
Mr. Michael Connor (t) 54	
Mr. Julius Damico (t) 46	
18 Chelsea St.	2
Mr. Samuel Burstein (ao) 20 Main St., Malden	
Mr. John Murphy, Jr. (t) 67	
20 Chelsea St.	1
Spicca (ao)	
Las Wandrews (t) 56	
67 St.	5
Pirozzi (ao)	
Edward R. Fitzgerald (t) 44	
Mr. Patrick H. Gearin (t) 61	
Annie E. Langan (t) 76	
Mr. Michael J. Mahoney (t) 39	
Mr. Lawrence Magonagle (t) 37	
5 HOMESTEAD PLACE	3
Mr. Frank Zintz (ao) 159 Coolidge St., Brookline	
Mrs. Ruth Glonis (t)	
Mr. Archie L. Moors (t) 47	
Mr. Joseph Solnick (t) 56	
7 Homestead Place	4
Mr. Frank Zintz (ao)	
Mrs. Ruth Beaton (t) 45	
Mr. Douglas Hansen (t) 47	
Mr. Edward J. Mac Kenzie (t) 23	

My Background



How Urban Renewal Affected My Life:



Urban Renewal Community Process



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Urban Renewal Community Engagement - Group 1

Brunswick –
King

Park Plaza

Kittredge

North Station

CBD School
Franklin

CBD Boylston
Essex

Urban Renewal Community Engagement - Group 2

Government
Center

Campus High
School

South Station

South Cove

Fenway

Downtown
Waterfront
Faneuil Hall

Urban Renewal Community Engagement - Group 3

Charlestown

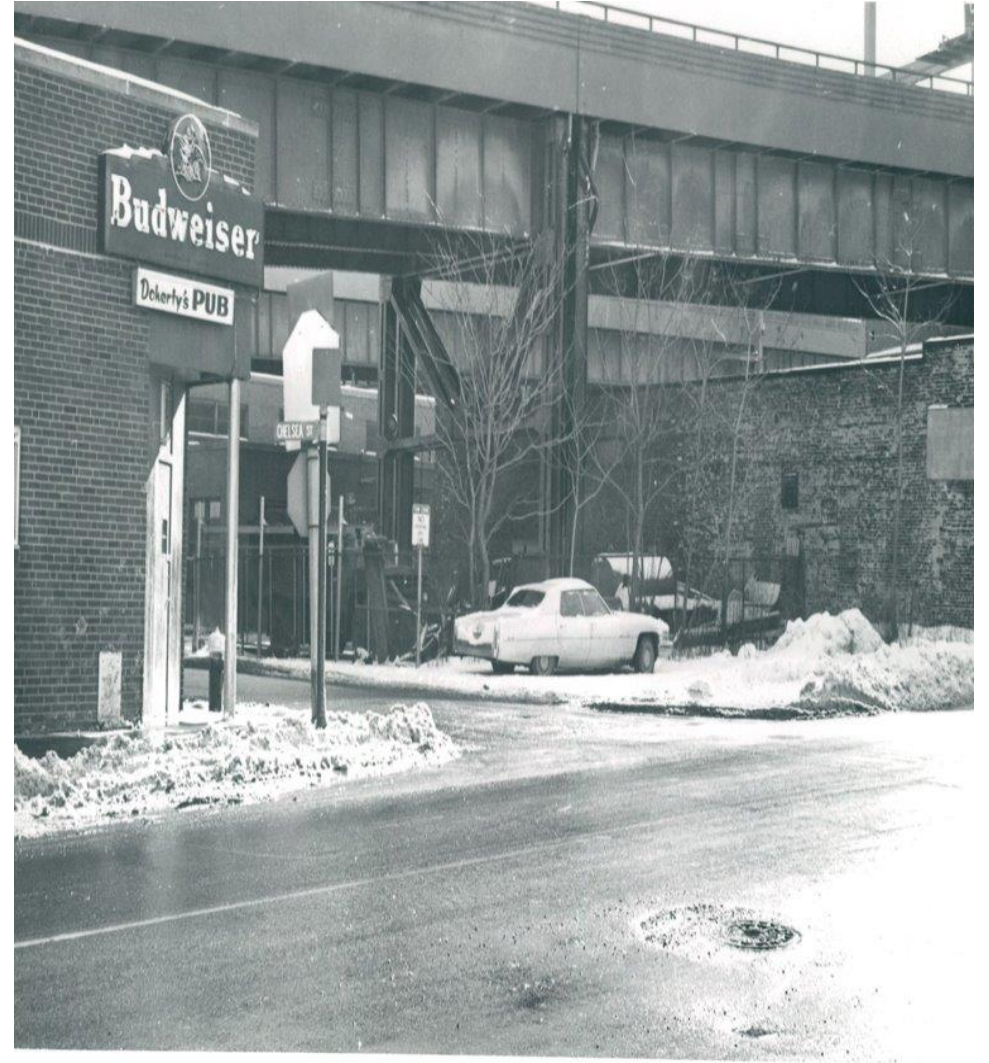
South End

Washington
Park

West End

Civic Engagement Goals

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



02

Urban Renewal Background



1940 - 1949

Setting the Stage for Urban Renewal



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Nationally

- In post-war America Immigrants arrive from a destabilized Europe in great numbers as industrialization slows.
- US Financial Institutions are engaging in 'Redlining' practices creating a lack of home ownership and investment in many urban communities.
- By 1949, cities begin bleeding white middle class residents into the suburbs. (GI Bill)
- Rise of the automobile and birth of US highway system sends investments into the suburbs.



Locally



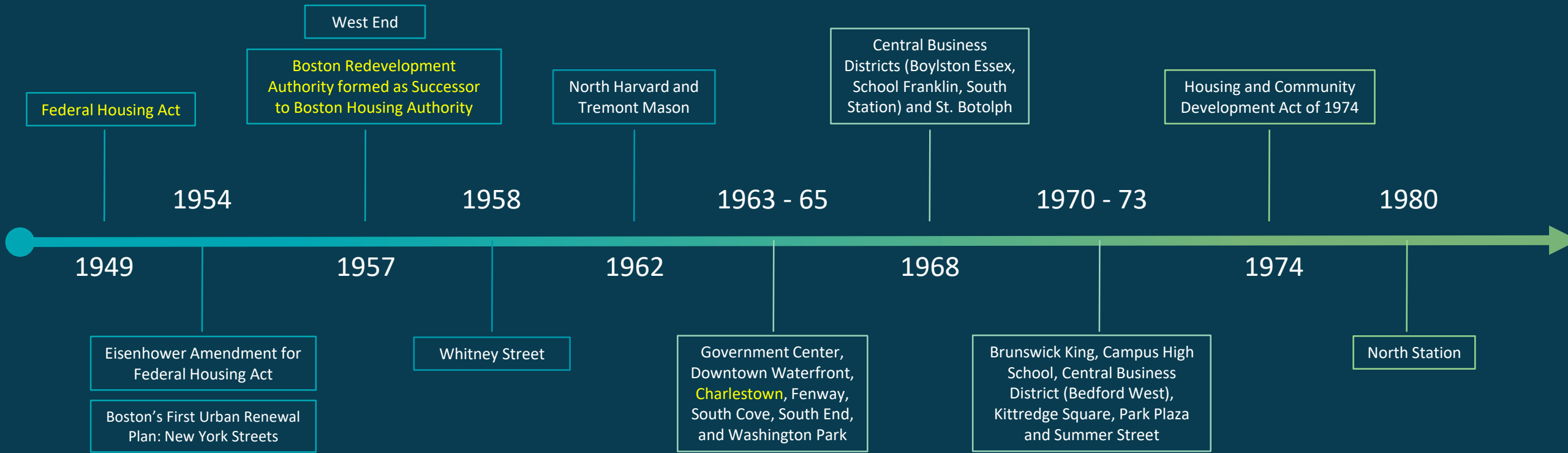
- Boston Irish dominate city politics.
- Brahmin Elites control the State House, reduce aid to Boston and deprive the city of home rule.
- Mayor Curley lowers taxes in neighborhoods and increases the tax rate downtown for businesses (to the highest rate amongst major cities).
- No money for city services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

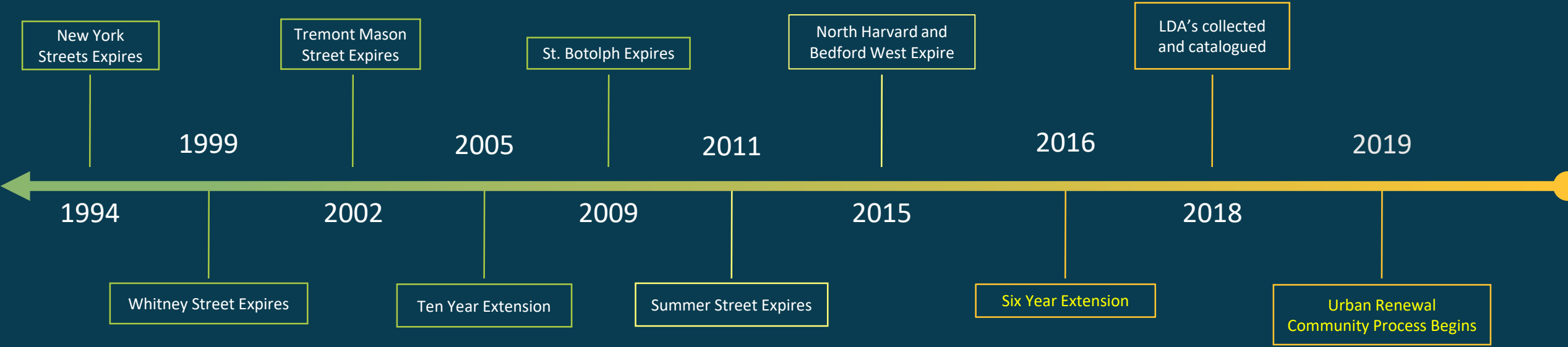


Urban Renewal Timeline 1949-Today



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1949

American Housing Act *Origin of Urban Renewal*



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- The Federal Government began to invest great sums of money to redevelop cities that were rapidly declining after World War II.
- Early Urban Renewal efforts attempted to tackle widespread blight by using tools to assemble land for infrastructure and public facilities often at the expense of the poor.
- “Five million people are still living in slums and firetraps. Three million families share their home with others”. – President



1950 - 1960

Urban Renewal in Boston

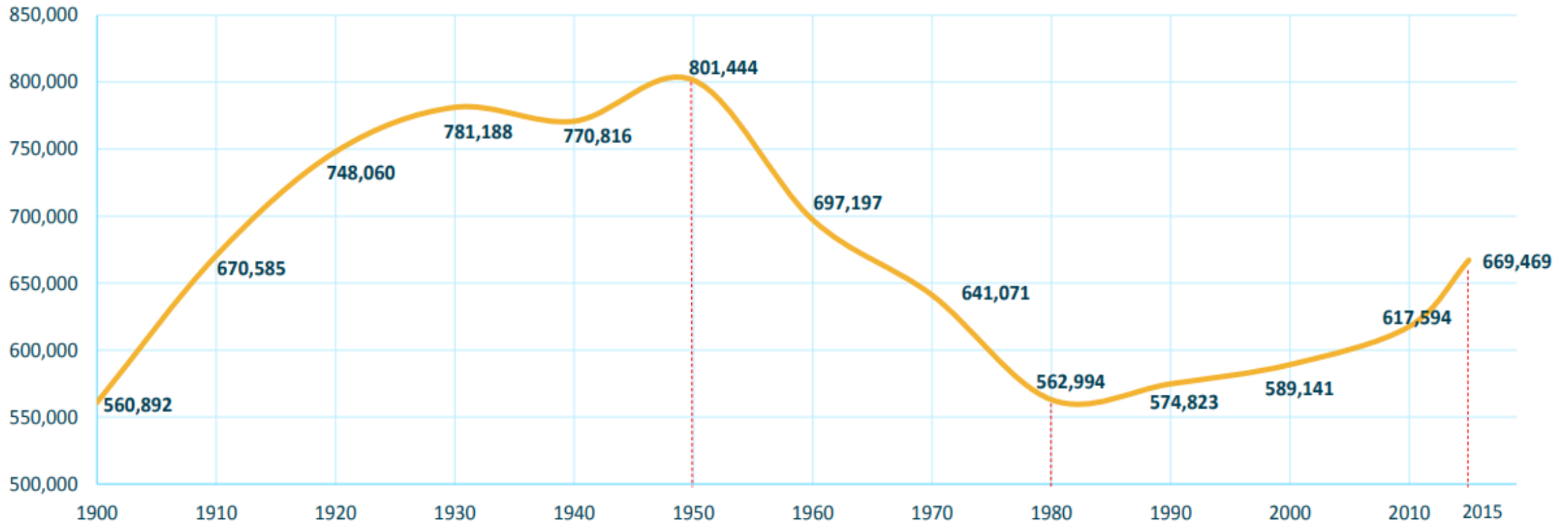


- From 1950 – 1960 Boston lost 13% of its population (over 100k in 10 years).
- Boston lost 48,000 jobs in manufacturing and 14,000 downtown finance jobs.
- Boston has an 8% drop in city-wide employment while (Greater Boston employment increase by 22%).
- Boston at the time has lowest median family income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



Boston Population

Boston's Population (1900-2015)



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

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

1957

Boston Redevelopment Authority



***New York Streets
(1954)***

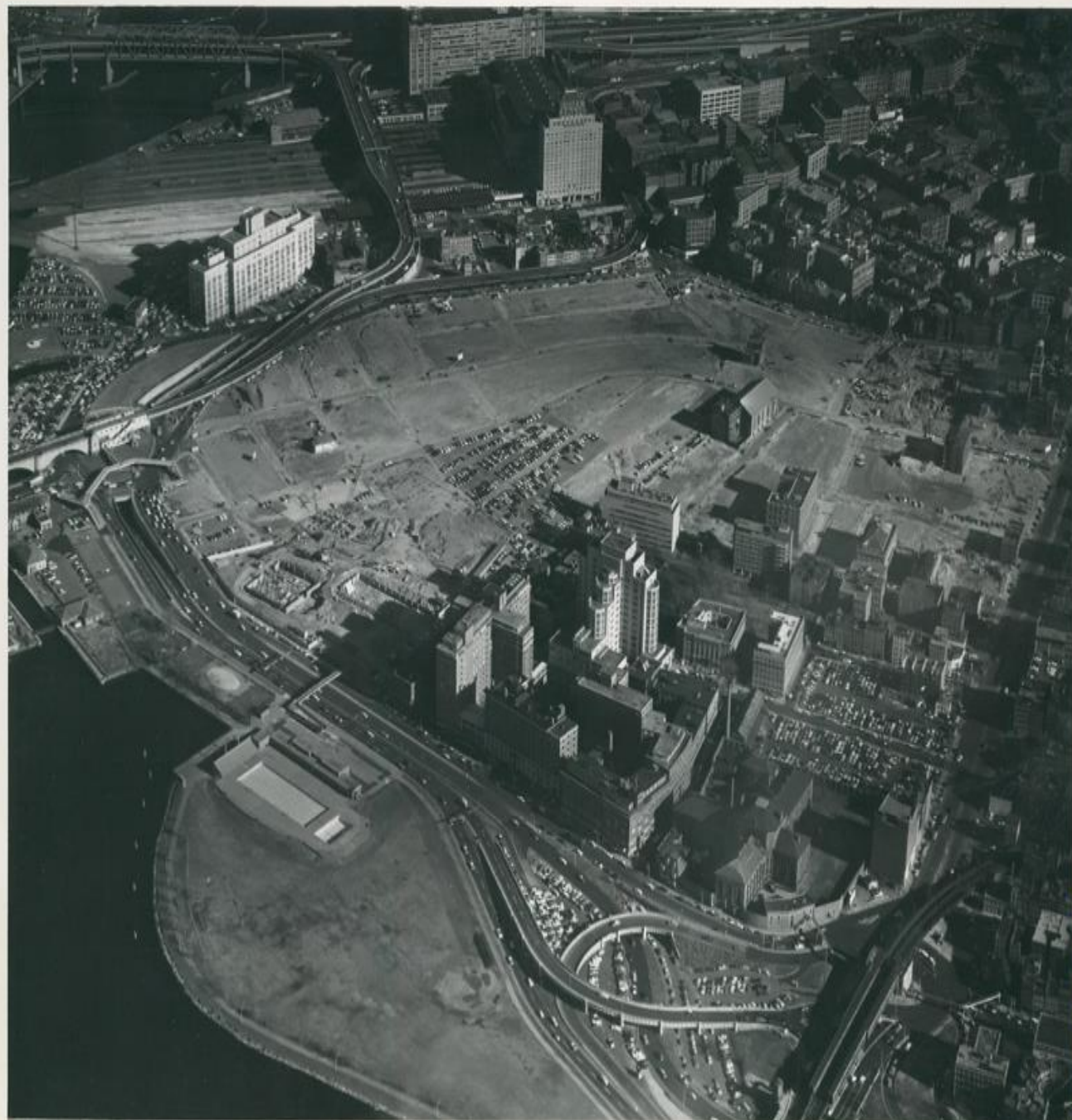
West End

Whitney Streets

***North Harvard
(1962)***

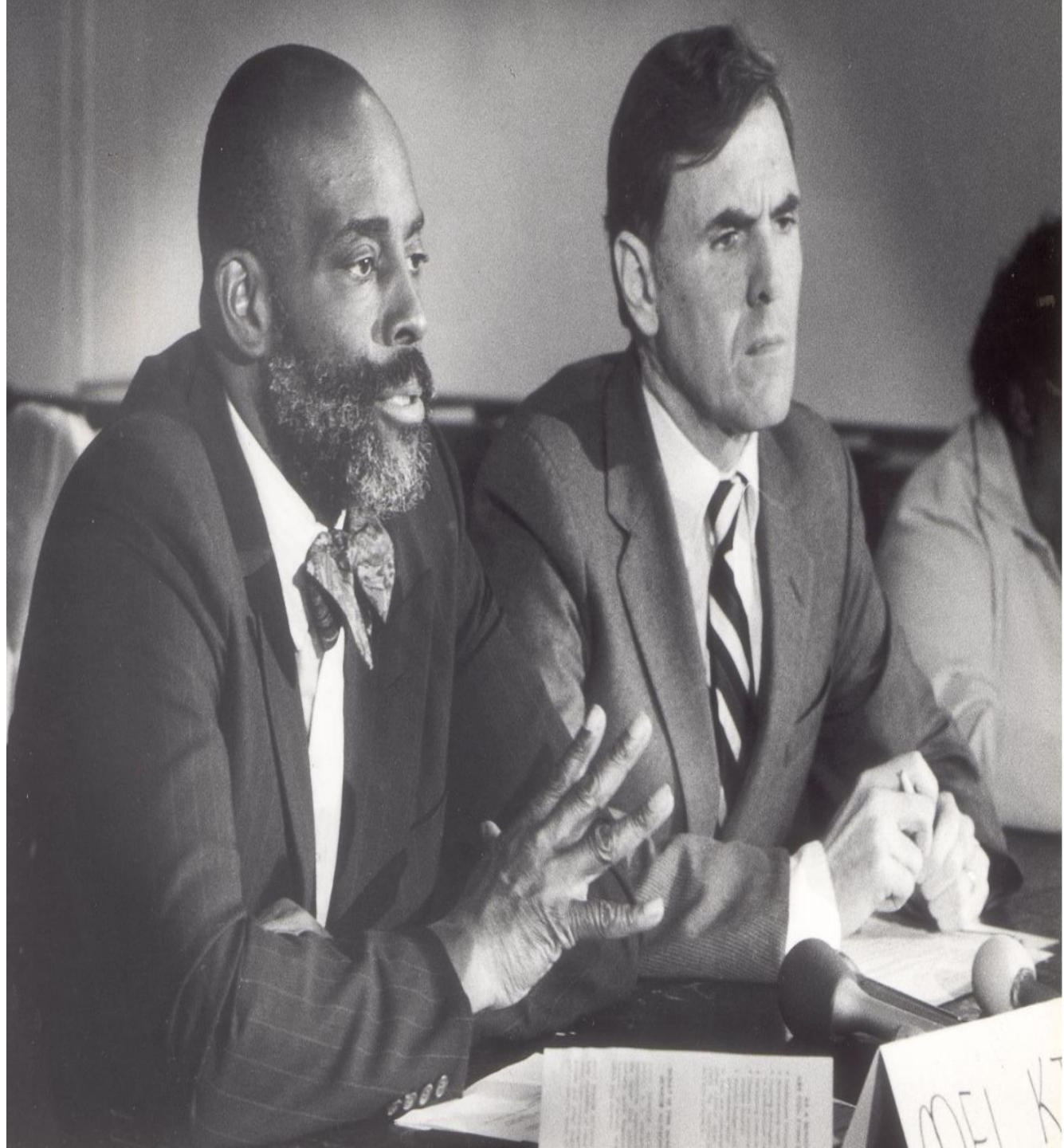


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What Was Learned?

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



1960 - 1970

Urban Renewal In Boston

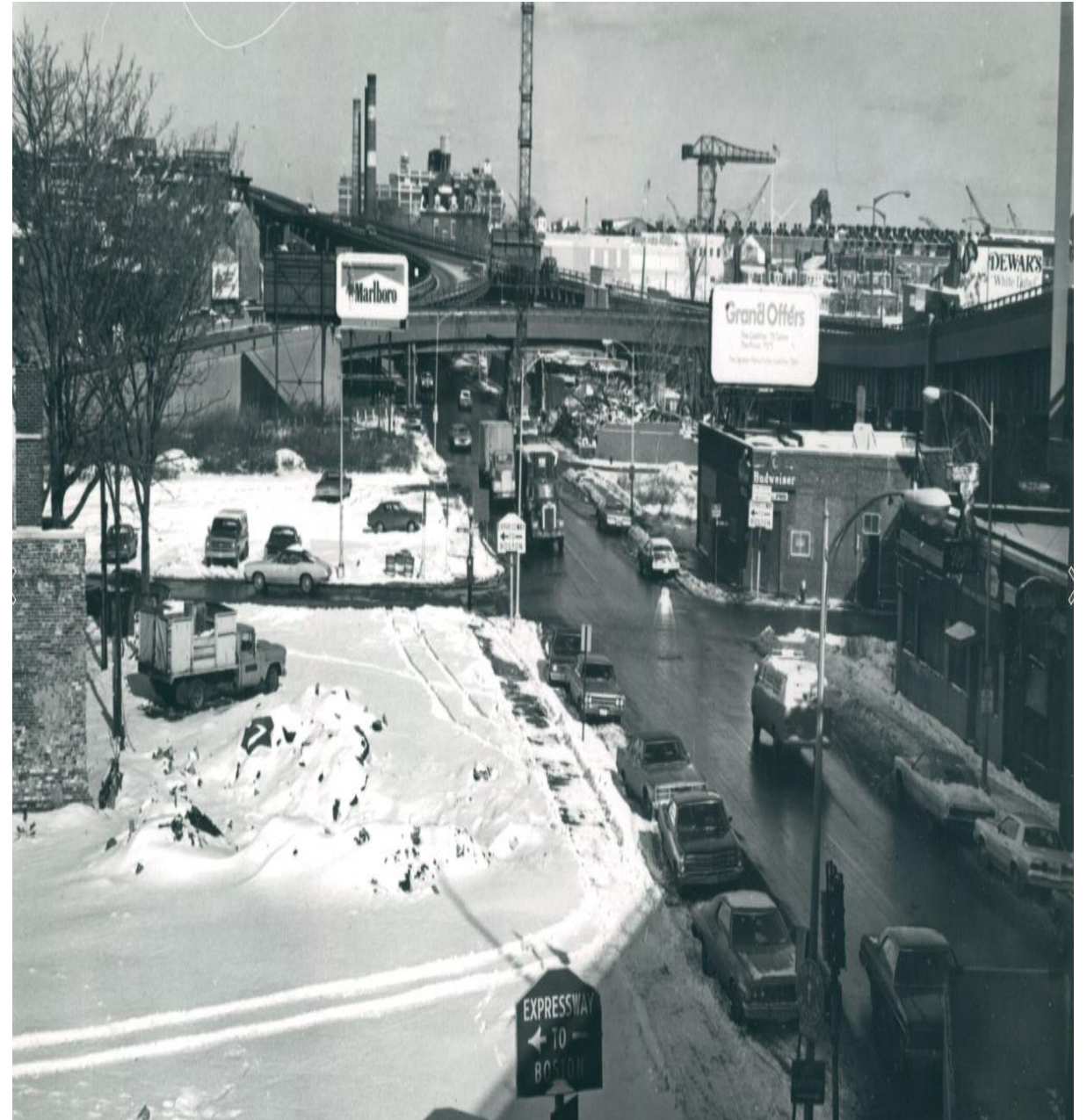


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“Is Boston worth saving? The streets are choked with traffic, vast jungles of blighted housing, faded business districts...Is it worth the effort to change this?”

– Christian Science Monitor Article (1960)



1961

Ed Logue : Resets Urban Renewal



Ed Logue

- Learned over time the importance of creating a city that mixed the historic with the modern.
- Sought to create cities that were more just & equitable by improving the quality of housing & learning how to minimize displacement.
- Sought to create more mixed race & income communities.
- Believed that the public sector had to shoulder the responsibility of social problems and it was not realistic or appropriate to rely on the private sector to build affordable housing.



- ***"I would like to say that we negotiate. It is now our policy to negotiate Urban Renewal Plans and develop it jointly with the people who live in the community. Where we did not do that before (1950's) we all paid and paid dearly for it."***
- ***- Ed Logue 1963***



Further Reading



SAVING AMERICA'S CITIES

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

LIZABETH COHEN



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1960's

Charlestown



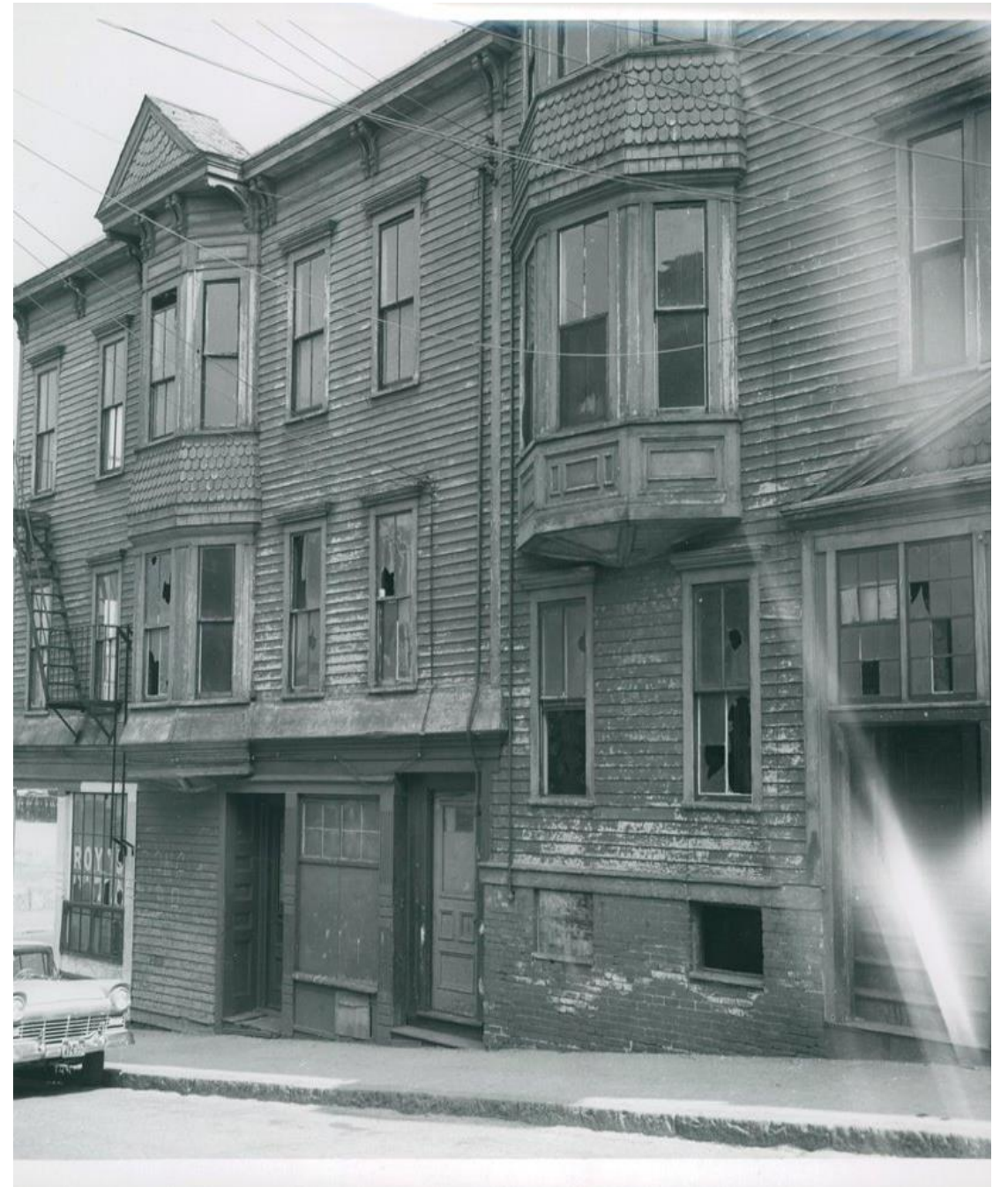
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Charlestown

- The population plummeted from 30k in 1950 to 17k in 1965.
- Charlestown residents in 1960 had a median income of \$2,700 dollars, the lowest in Boston.
- BHA housed 20% of the town in 1960.
- Less than 25% of Charlestown is owner occupied.



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Potato Shed Fire



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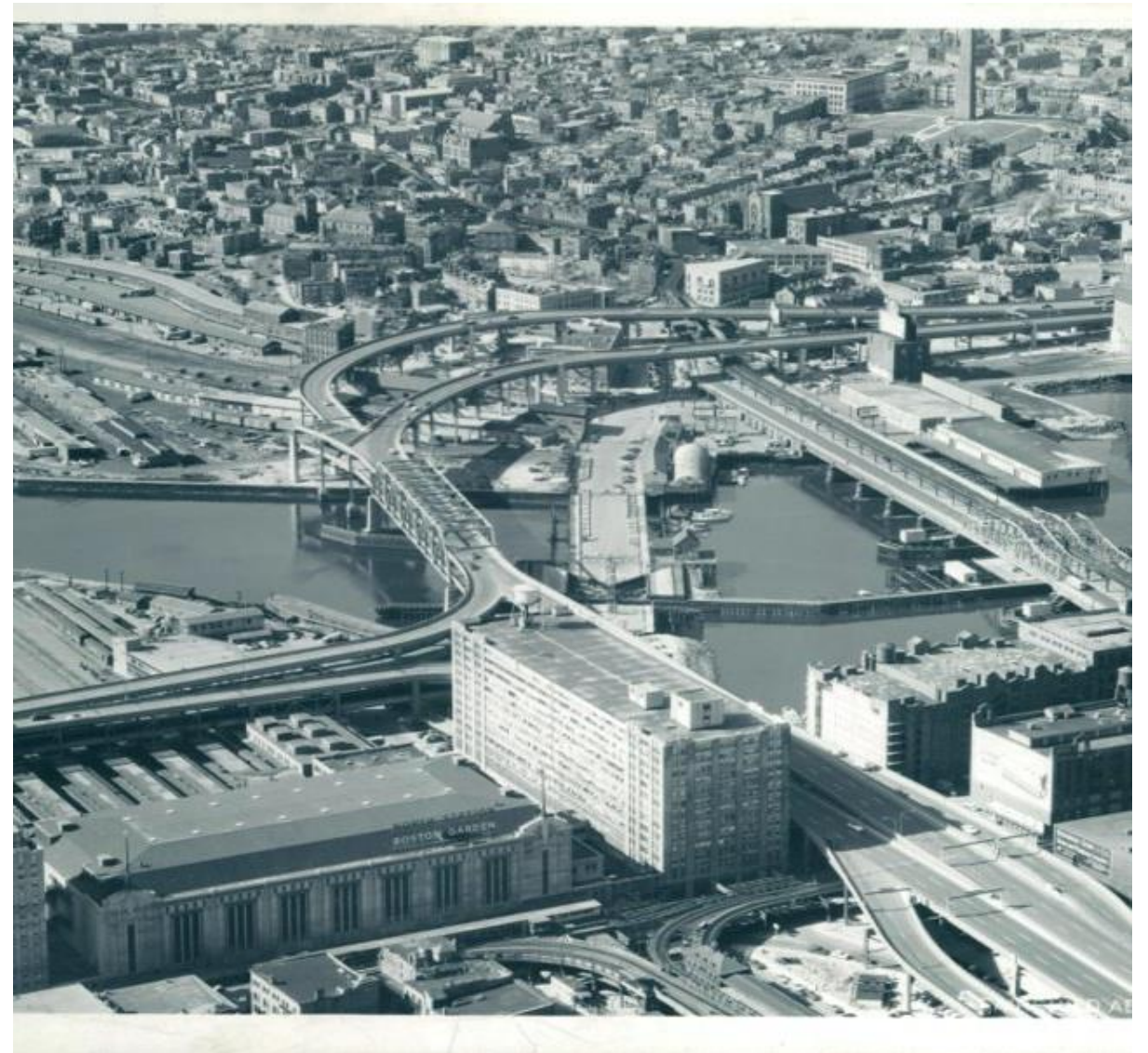
Charlestown Navy Yard

- The Navy Yard begins process of closing.



1963 – 1965 Charlestown Urban Renewal Process

- January 7, 1963 – 1000 residents pack the Edwards Middle School to hear a BRA proposal for the town.
- Meeting becomes a notorious “fiasco” as residents fear similar demolition fate as the West End.
- BRA shifts strategy and begins a new community engagement process negotiating new terms for the plan.



Results of Community Engagement

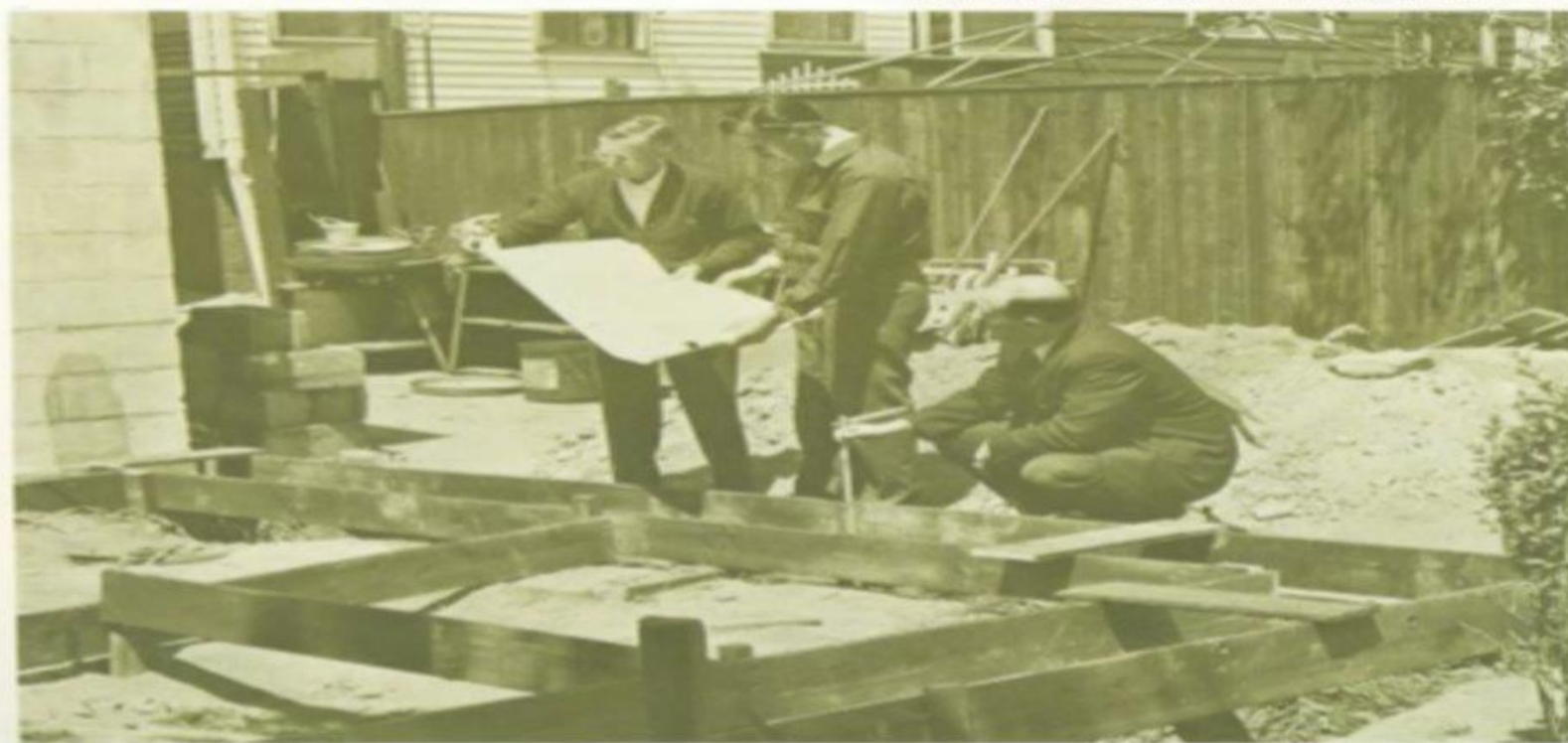


HOME IMPROVEMENT

The Preservation and Upgrading of Existing Homes

The key to the whole program is the preservation of Charlestown's existing homes. More than 90 per cent of them can be saved if an all-out effort is made now.

home improvement center staff helping homeowner



Home improvement may mean replacing worn-out electrical wiring, repointing loosened bricks, replacing old siding, making a roof watertight, or improving a kitchen or bathroom.

Not all Charlestown homes will need improvements, but for those that do, saving advice and services will be provided through the Home Improvement Center.

interior improvements: a specialty of home improvement center



NEW SCHOOLS

Century-old Buildings Will Be Replaced by Modern Facilities

Many children in Charlestown today attend the same public schools their great grandparents may have attended a century ago.

Once among the City's finest, these buildings are now outmoded.

Charlestown youngsters deserve more up-to-date schools featuring modern classroom facilities with plenty of light, good gyms, and adequate playgrounds. These youngsters also deserve to attend schools of fire-resistant construction, unlike most of Charlestown's existing elementary schools.

Three new schools will be built:

NEW KENT SCHOOL for about 575 pupils.

NEW BUNKER HILL SCHOOL for about 330 pupils.

NEW HARVARD SCHOOL for lower elementary grades for about 200 pupils near the old Harvard School site.

As these schools are built, the old Bunker Hill School, the Kent School, and the Harvard School will be torn down.

The Charlestown High School, the Clarence R. Edwards Junior High School, and the Warren-Prescott Elementary School will be retained.



old bunker hill school



outmoded harvard school

new kent school



NEW FIRE STATIONS

Well Located on Ample Sites

Charlestown's fire stations are old and not well suited to handling modern equipment. The plan proposes the construction of two new stations capable of accommodating the latest fire-fighting equipment, on ample and strategically located sites:

NEW CITY SQUARE STATION on Chelsea Street.

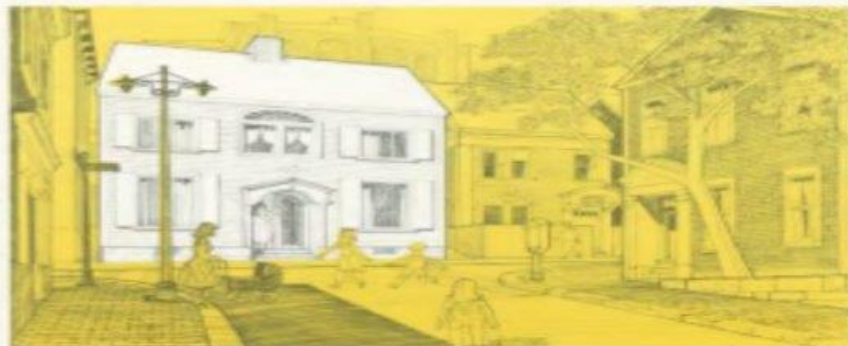
NEW SULLIVAN SQUARE STATION on Medford Street.

new city square fire station



NEW HOMES AND APARTMENTS

Opportunities for Home-Ownership, or New Apartments



Only two new homes have been built in Charlestown in the last fifty years, and many families looking for modern housing have had to go elsewhere to find it.

Under the Urban Renewal Plan, opportunities are provided for constructing up to 1400 new moderate-income private homes and apartments, including many new single and two-family homes.

This housing will be built mainly on land that is now either vacant, or used by industry. New housing will not be more than a few stories high, and will be designed in keeping with existing homes. Parking spaces and private yards will be provided.

The three main housing areas proposed will provide for approximately:

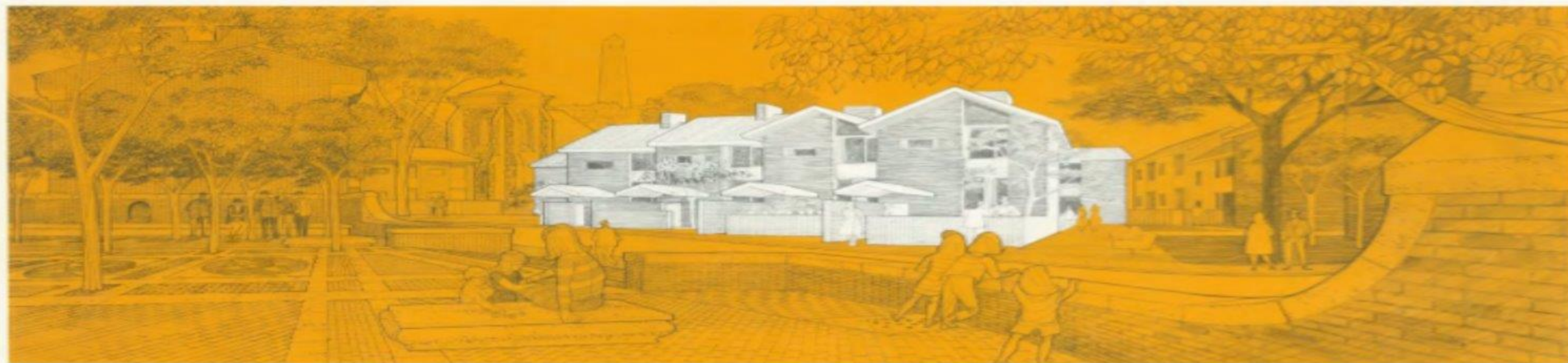
350 NEW HOUSING UNITS in the Little Mystic Channel area.

450 NEW HOUSING UNITS between Main Street and Rutherford Avenue.

150 NEW HOUSING UNITS between Bunker Hill Street and Rutherford Avenue, near Sullivan Square.

MANY SINGLE AND TWO-FAMILY HOMES may be built on small sites throughout Charlestown.

With the loan opportunities available under Urban Renewal, many families can become homeowners for the first time.

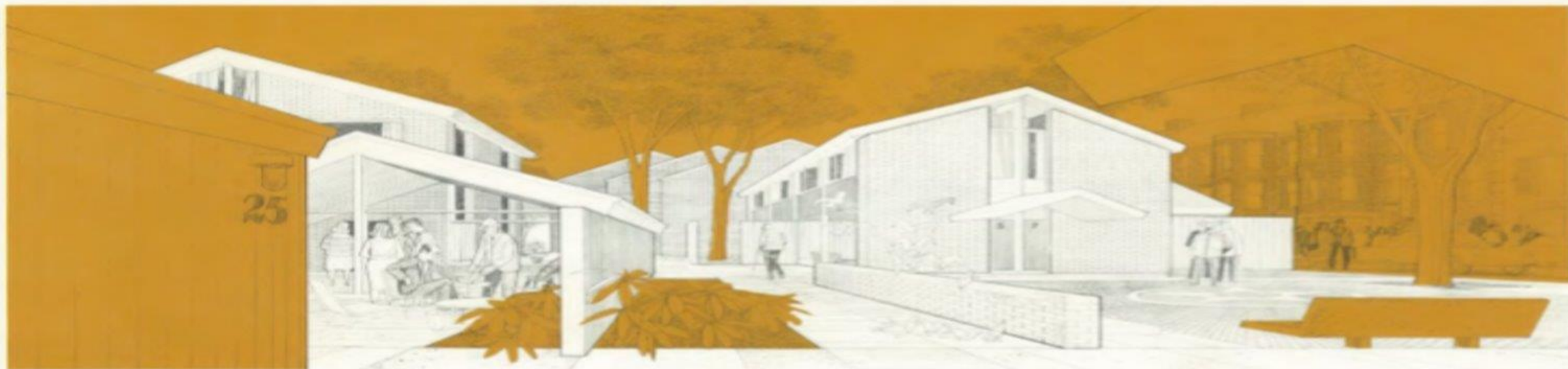


NEW HOUSING FOR THE ELDERLY

Modern Units with All Utilities,
in Several Sections
of Charlestown

To meet the needs of senior citizens, who are more numerous in Charlestown than in most other sections of the city, the Plan proposes approximately 200 units of public housing for the elderly, convenient to stores, churches, and everyday living in an existing neighborhood. These units will be located in small groups in several different areas of Charlestown.

These apartments would feature bedroom, living room, kitchen, and bath. Heat, hot water, and utilities would be supplied. They have been extremely popular wherever built.



NEW SHOPPING AREAS

A Modern Shopping Center with Ample Parking

Charlestown has no modern large-scale shopping area, and residents must go to surrounding communities to find these facilities.

The Plan provides new facilities for major shopping, and for daily needs:

A NEW SHOPPING CENTER at Thompson Square will extend from Main Street down to the Prison Point Bridge. This new center will feature ample off-street parking and will also be accessible to pedestrians. In addition, bus and MBTA services will make shopping convenient.

LOCAL SHOPPING opportunities will also be provided in other sections of Charlestown.



REMOVAL OF THE "EL"

The Beginning of a New Life for Old Charlestown

When the elevated structure was erected at the turn of the century Main Street was the historic center of an active community. What the "El" has done to Main Street and to this community is obvious to any passerby.

Charlestown residents agree that the actual removal of the Main Street "El" will be the biggest victory in their long battle for community survival and improvement, after sixty years of calling for its demolition.





STREET AND UTILITY IMPROVEMENTS

New Streets, Sidewalks, Lighting and Utilities

While heavy through traffic is being routed away from the residential parts of Charlestown, interior streets will be resurfaced, and new sidewalks and curbs installed under a complete new public works program. New street lighting will be installed and sewer and water mains repaired and improved.

The tree planting program that has helped beautify Charlestown streets in recent years will be continued and expanded.



street improvements

Restoration of Gas Lamps & Removal of Billboards

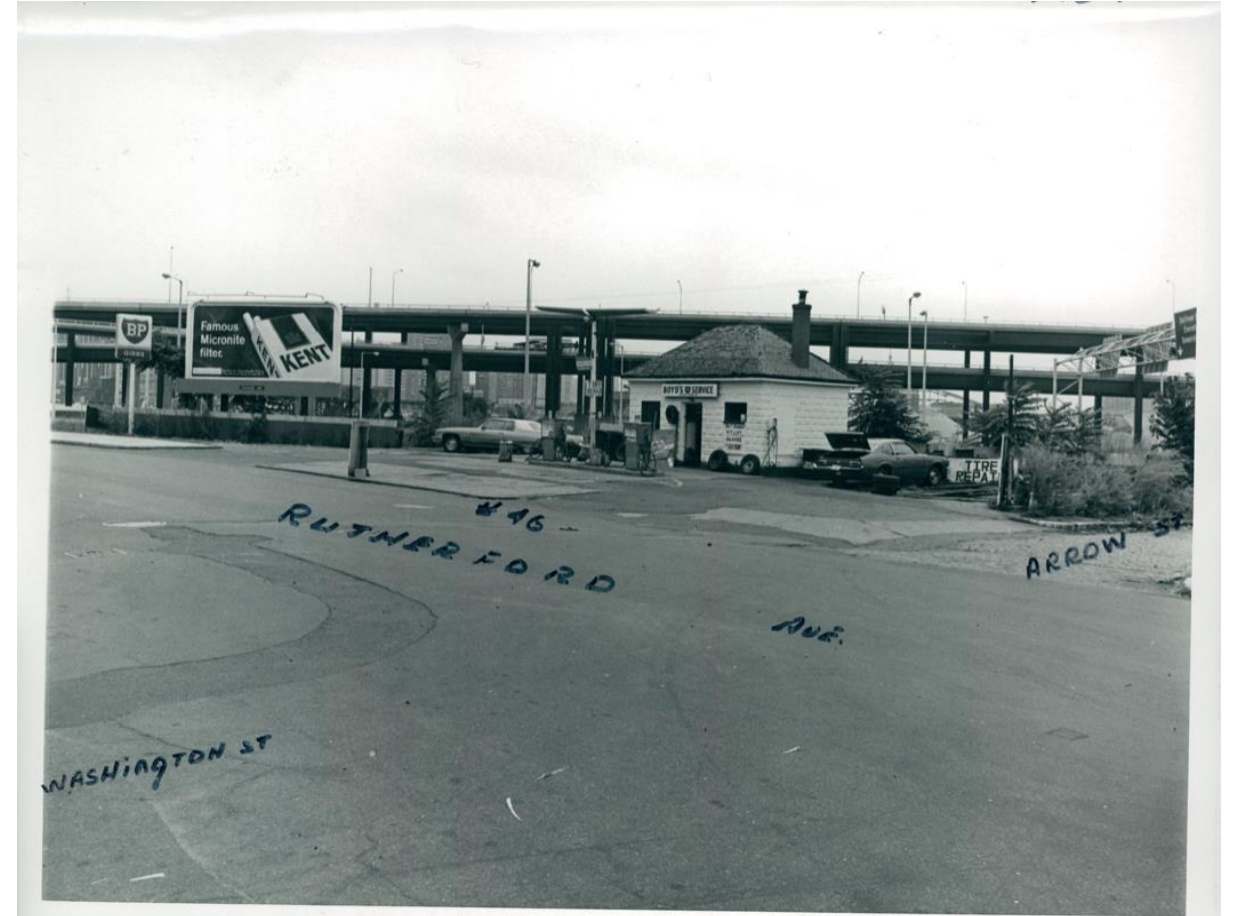


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Relocation of Traffic Away from the Neighborhood



A 46 RUTHERFORD AVE CHAS. 2-10 1



\$40 Million (\$328 million) Investment in Charlestown

CLEARANCE WILL BE MINIMUM

Under the Urban Renewal Plan, houses in weakened structural condition, unsafe and unsound, will be demolished. In other cases some structures must be demolished to make way for essential improvements.

Because of the emphasis on the preservation and upgrading of existing homes, less than 10 per cent of all homes are to be taken, and no tenants or owners will be relocated from these buildings until new or existing safe and sanitary housing can be provided for each and every displaced person.

FOR THOSE WHO HAVE TO MOVE—RELOCATION WILL BE GRADUAL

Under a carefully staged program, an average of about 10 families a month over a 4-year period will need to move. Each family receives moving expenses up to \$200 and will receive special assistance and attention from a trained relocation specialist. Other relocation benefits are extended to affected businesses.

LARGE FAMILIES

Special provisions will be made for large families that need moderately priced housing. A number of existing buildings can be renovated in various parts of Charlestown and made available to these relocated families.

Of course public housing will be available on a first priority basis to families who desire it.

FAMILIES WILL BE ELIGIBLE TO BUY HOMES

Many families will have the opportunity to build or purchase homes in Charlestown if they choose. Federal laws provide for FHA insured loans of up to \$14,000, with down payments as low as \$200 for eligible displaced families.

FAIR PAYMENT FOR PROPERTY

Payment for property is made at fair market value as established by at least two independent professional appraisals and as reviewed by federal authorities.

A homeowner does not have to accept the price determined by the fair market value appraisals if he believes his property to be worth more. In such cases, a homeowner can accept a pro tanto payment, a partial payment for the time being, and sue for the amount he believes his property to be worth. In the majority of cases, however, homeowners have accepted the appraised fair market value price as a fair and satisfactory payment.

COST OF THE PROGRAM

Renewal is a costly business, and the city could never undertake such a program out of its own limited funds.

What makes this program possible is the federal law designed to help provide good housing for American families. Under this law federal funds would pay \$2 out of every \$3 of the cost of renewing Charlestown, and the entire cost of relocating families and businesses.

The remaining one-third of the cost is shared by the city and the state — so that a program totaling a \$40,000,000 investment in Charlestown in public funds alone can be supported by the city for a contribution of a fraction of that cost.

The cost of preserving Charlestown is high but not as high as letting this historic and family area continue to run downhill. Charlestown should be saved and can be saved, if we begin now.

Charlestown Urban Renewal Community Process

- BRA hosts second meeting in March of 1965 at the Armory.
- Charlestown Patriot declares the vote to be 3-1 in favor of the new plan.



1965

Charlestown Urban Renewal Plan is Approved



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Plan Goals

- Preserve the neighborhood.
- Expand residential opportunities.
- Build new community facilities.
- New utilities.
- Protect open space.



1976 : Charlestown Navy Yard added to the Plan



Document No. 3340
Voted at Meeting of 7/19/ 76

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY -
REGARDING AN AMENDMENT TO THE CHARLESTOWN URBAN
RENEWAL PLAN SO AS TO INCLUDE WITHIN THE PROJECT
AREA THE BOSTON NAVAL SHIPYARD AT CHARLESTOWN
PARCELS NY-1, NY-2, NY-3, AND NY-4
PROJECT NO. MASS. R-55

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass. R-55, was adopted on March 25, 1965, and requires the development of land in compliance with the regulations and controls of the Plan; and

WHEREAS, at the time the Plan was adopted the Boston Naval Shipyard at Charlestown was actively being utilized as the headquarters for the First Naval District; and

WHEREAS, the abandonment of this facility by the federal government has created a significant area of surplus land which is not likely to be effectively developed in the foreseeable future through the ordinary operations of private enterprise; and

WHEREAS, it is appropriate that efforts be made to coordinate federal, state and local government activities so as to assure the redevelopment of this area in a manner consistent with overall planning and development programs so as to maximize the beneficial impact upon the sound growth of the community; and

WHEREAS, the Boston Redevelopment Authority (hereinafter referred to as the "Authority"), a public body, corporate and politic, duly organized and existing under the provisions of G. L., C. 121B, as amended, has undertaken and conducted studies, surveys and an inspection of an area within the City of Boston known and referred to as the Boston Naval Shipyard; and

WHEREAS, said area is contiguous to the Charlestown Urban Renewal Area which area is described in the Charlestown Urban Renewal Plan, Project No. Mass. R-55; and

WHEREAS, there was presented at this meeting of the Authority a Project Area Report prepared by the Authority's staff, which report describes the surveys and studies undertaken in the naval shipyard; and

WHEREAS, the Authority has examined the site and reviewed and considered the Project Area Report; and

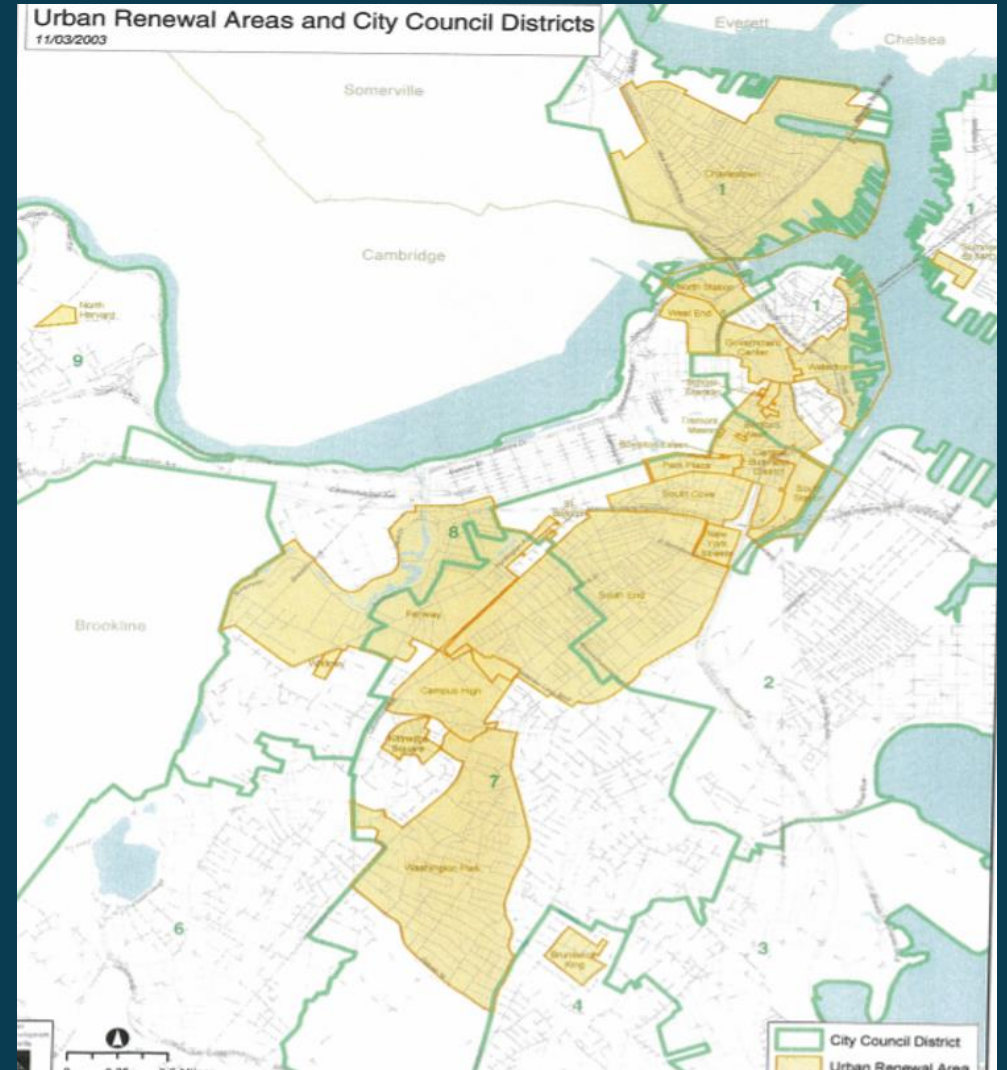
WHEREAS, the Authority has prepared an Amendment to the Charlestown Urban Renewal Plan, which amendment basically changes project boundaries so as to include therein the Boston Naval Shipyard at Charlestown to permit the undertaking of an urban renewal project therein; and



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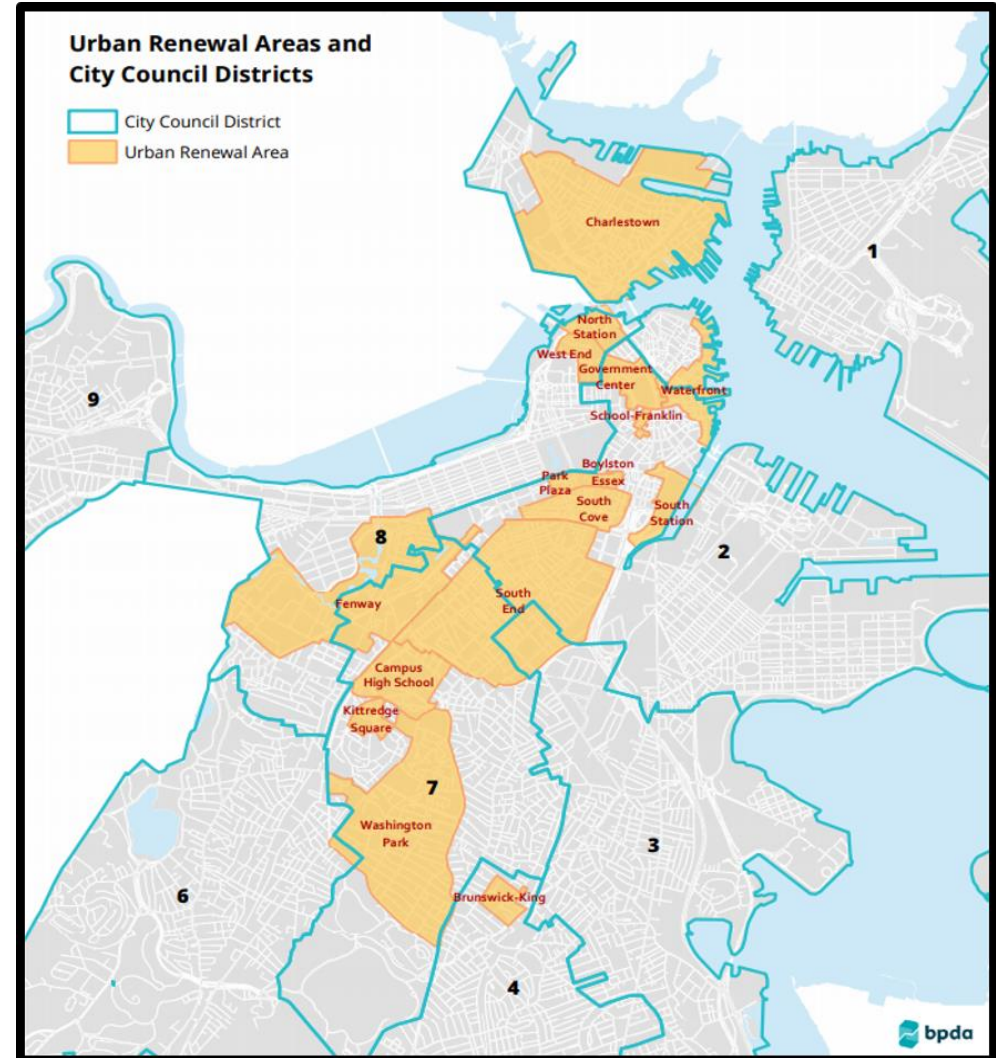
1965 - 1994

23 Urban Renewal Plans In Boston



1994 – 2015 : 7 Sunset 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 (Allston)
- Tremont Mason (CBD)



2016

*Urban Renewal
Extension for 14
Of 16 Plans until
2022*



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2020

How Is Urban Renewal Used Today?



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South Cove Parcel P-12C

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



South End Parcel 57 & Parcel 59

February: the BPDA used Urban Renewal tools to protect expiring affordable housing uses and to help create a new parcel whose building will also have 100% affordability.



2020

*Do other Cities
still use
Urban Renewal?*



Worcester: Polar Park

- Location: Downtown Worcester Urban Revitalization Area vacant industrial and manufacturing buildings
 - Expected Completion Date: April 2021
 - The Polar Park project creates a ballpark for the incoming Triple-A minor league baseball team, Worcester Red Sox, along with an office building overlooking the ballpark with a marketplace on the ground floor, envisioned as “Worcester’s Faneuil Hall”
 - The project site was previously occupied by parking lots and
- Highlights:
1. The park will be capable of hosting year-round, affordable entertainment, connecting the historic “Canal District” in which the project is located to Downtown Worcester
 2. Part of the project is to improve surrounding infrastructure including Kelley Square, where seven streets currently converge into one intersection



Urban Renewal Tools:

1. Site Assembly
2. Zoning Controls
 - The project site was previously zoned Manufacturing-General 2.0, but has been rezoned to Business General-6.0. This change enables mixed-use developments
3. Road Discontinuance

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

NYC: Melrose Commons Residence

- Location: Melrose Commons Urban Renewal Plan (located in the Bronx)
- Completion Date: September 2018
- 100% affordable residential building consisting of 58 studio apartments for chronically-homeless adults with serious mental illness, with a preference for veterans at or below 60% AMI
- Vacant, city-owned buildings were located at this property prior to redevelopment
- Highlights:
 1. Melrose Commons addresses the homeless crisis in NYC by providing a permanent foundation for rehabilitation and reintegration into the community

Melrose Commons.
Source: New York
Housing Conference.

Urban Renewal Tools:

1. Eminent Domain
2. Land-Use Controls
 - The Urban Renewal Plan designates a specific land use to each site within the Urban



03

BPDA: Urban Renewal Action Plan



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CITY OF BOSTON
IN THE YEAR TWO THOUSAND SIXTEEN

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

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

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

WHEREAS Each plan includes within its provisions the ability to modify said termination date and extend said plans; and

NOW THEREFORE BE IT

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

Action Plan items:

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

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

Outline of minor modification hearing protocol:

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

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

1. Brunswick-King Urban Renewal Plan
2. Campus High School Urban Renewal Plan
3. Central Business District Boylston-Easton Plan
4. Central Business District School-Franklin Plan
5. Central Business District South Station Plan
6. Charlestown Urban Renewal Plan
7. Downtown Waterfront/Faneuil Hall Urban Renewal Plan
8. Fenway Urban Renewal Plan
9. Government Center Urban Renewal Plan
10. Kittredge Square Urban Renewal Plan
11. Park Plaza Urban Renewal Plan
12. South Cove Urban Renewal Plan
13. South End Urban Renewal Plan
14. Washington Park Urban Renewal Plan

In City Council March 23, 2016. Passed; yeas 10, nays 5 (Jackson, Preney, Zakim).
Approved by the Mayor March 28, 2016.

Attest:

Maureen Tenney
City Clerk

BPDA Website: Urban Renewal



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Planning

[What is Planning?](#)

[Planning Initiatives](#)

[Community Planning](#)

[Institutional Planning](#)

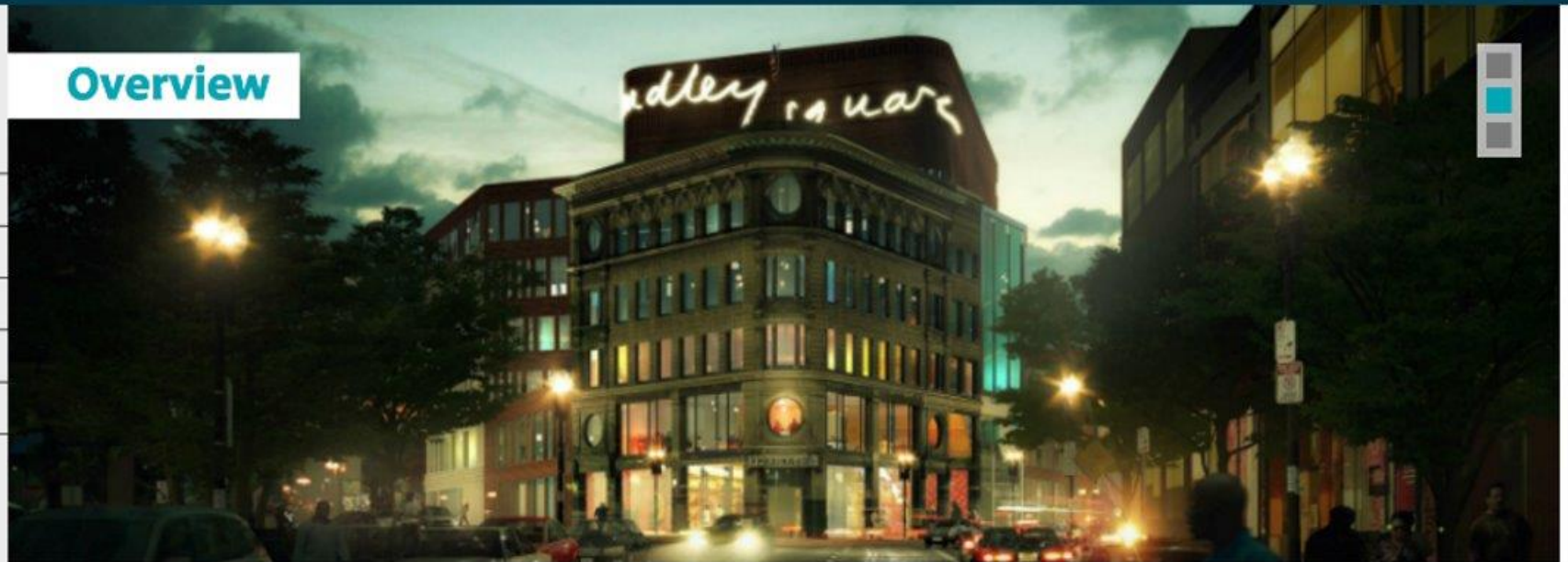
[Waterfront Planning](#)

[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).

EVENTS

09
Mar

Washington Park
Potential
Housing Sites

Urban Renewal Document Center



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[Downtown & Neighborhood Planning](#)

[Regulatory Planning & Zoning](#)

[Transportation & Infrastructure Planning](#)

[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

Calendar for Community Meetings



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News & Calendar

[News & Updates](#)

[Calendar](#)

Pier 4, Pier 5, and Pump House Public Meeting

Oct 22, 2019

6:00 PM - 8:00 PM

Contact Name:

Morgan McDaniel

Type:

Public Meeting

Contact Email Address:

Morgan.E.McDaniel@Boston.gov

Location:

300 1st Avenue
Conference Center B
Charlestown, MA 02129

Contact Phone:

617.918.6250



Description:

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

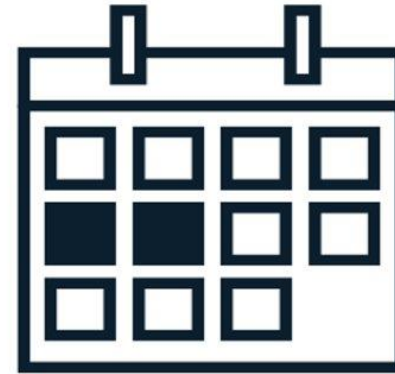
Related

Neighborhoods

Charlestown

Updated Records Management System

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

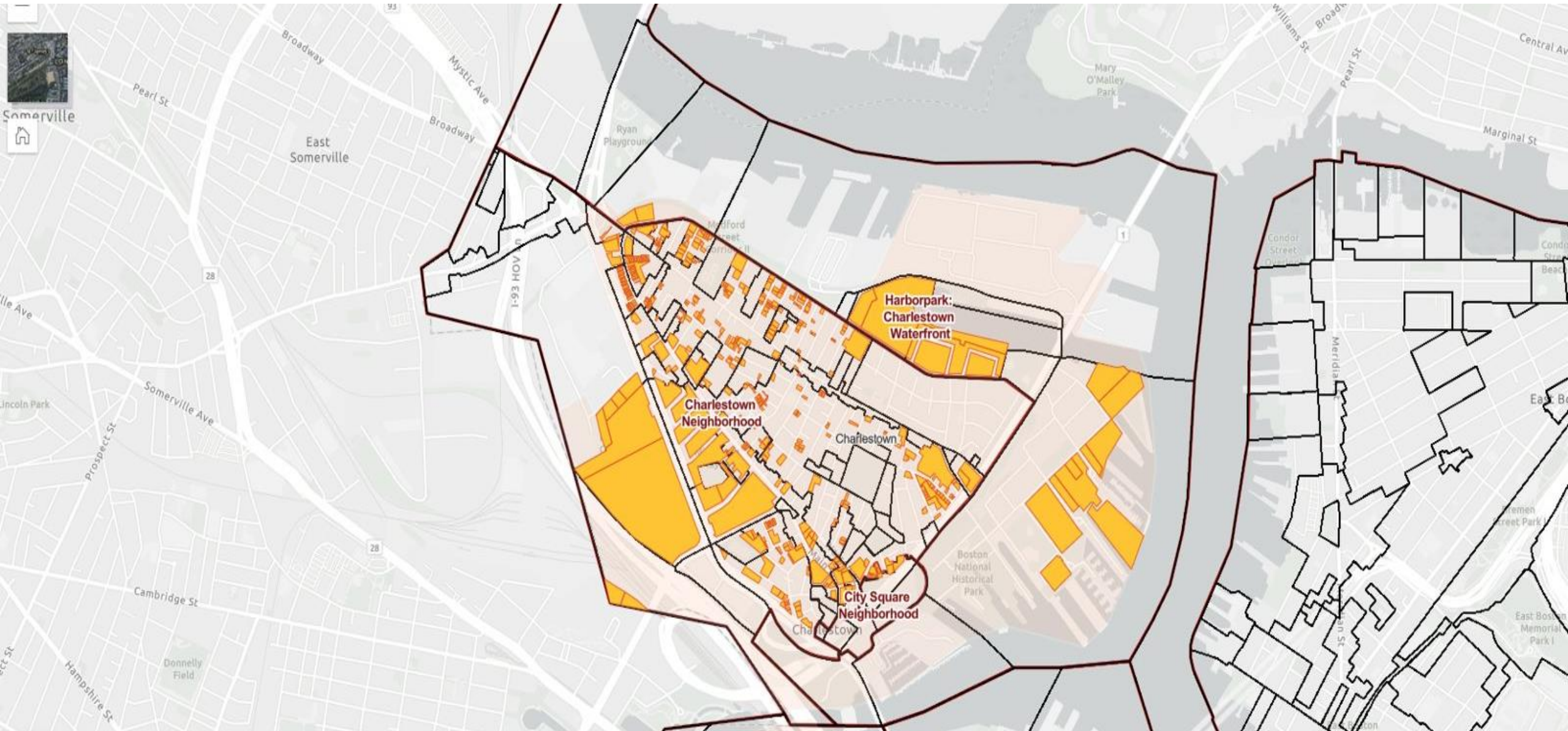


Interested in sharpening your Box skills?

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

Additional sessions will be available in the coming months.

Urban Renewal on the Zoning Viewer



New Procedures

Minor Modification 30 Day Notice to
DHCD & City Council.

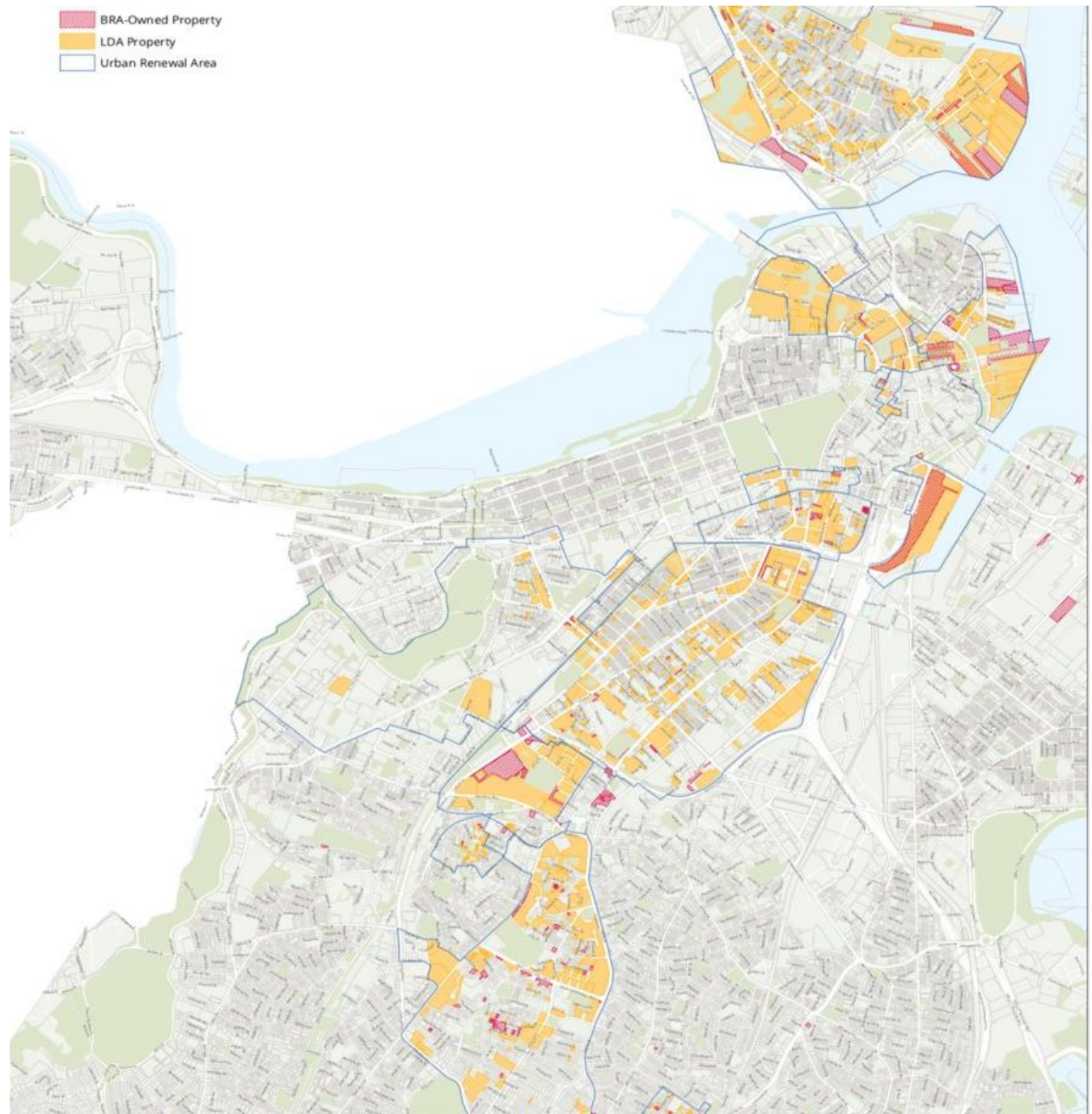


Community Process

- Urban Renewal Manager



Completion of LDA & BPDA Owned Property Inventory



04

Land Disposition Agreement Inventory



What is a Land Disposition Agreement?

A Land Disposition Agreement is a contract between buyer and seller regarding use of land.

Example: (Right) This Land Disposition Agreement allowed the preservation of a nursing home use in the North End.



The screenshot shows a news article from the website "NORTH END WATERFRONT .COM". The article is titled "North End Nursing Home Hearing at Boston City Council Brings All Parties to the Table" and is dated Wednesday, September 14, 2016. The article text states that officials and residents packed the Boston City Council chamber on Tuesday night, and the operator of the North End Nursing Home said it still plans to close down the 140-bed facility in about a year. It also mentions that 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. To the right of the text is a photograph of a crowded hearing room with many people holding signs that say "SAVE OUR NORTH END NURSING HOME". Below the photo is a caption: "Armed with signs, residents packed the Boston City Council chamber for the hearing on the fate of the North End Nursing Home."

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

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

Health & Environment Neighborhood Life

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

By Matt Connel - Wed, Sep 14, 2016 13 4

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

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



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

LDA in Charlestown

4 Short Street

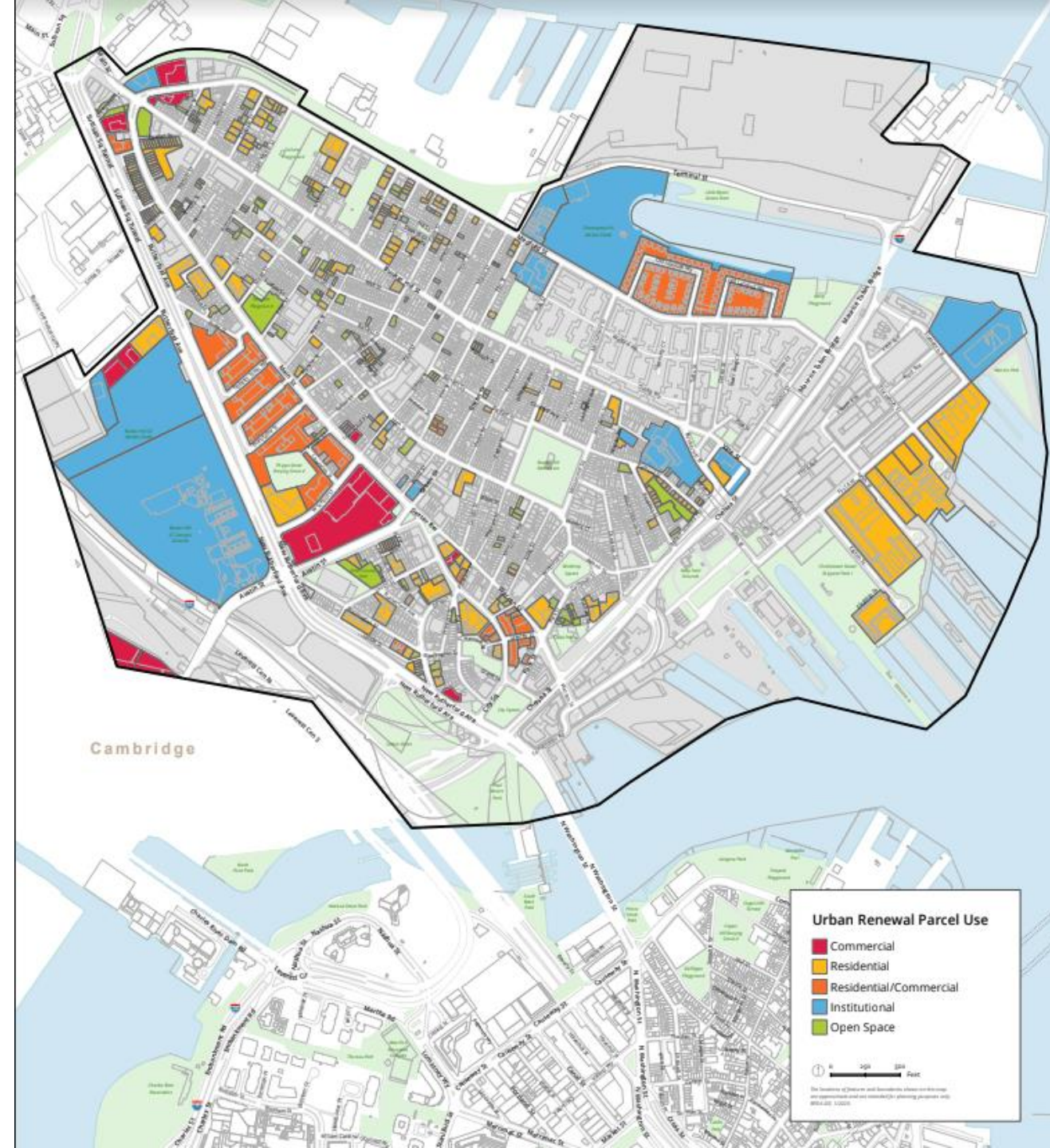
This Land Disposition Agreement only allows for Open Space.



Charlestown Urban Renewal Plan

Leases	21
LDAs	290
Deeds Only	37
Regulatory Agreement	1
Total URA Parcels	377

Charlestown Urban Renewal Parcels With Land Use Restrictions



Bunker Hill Mall

Parcel C-1A



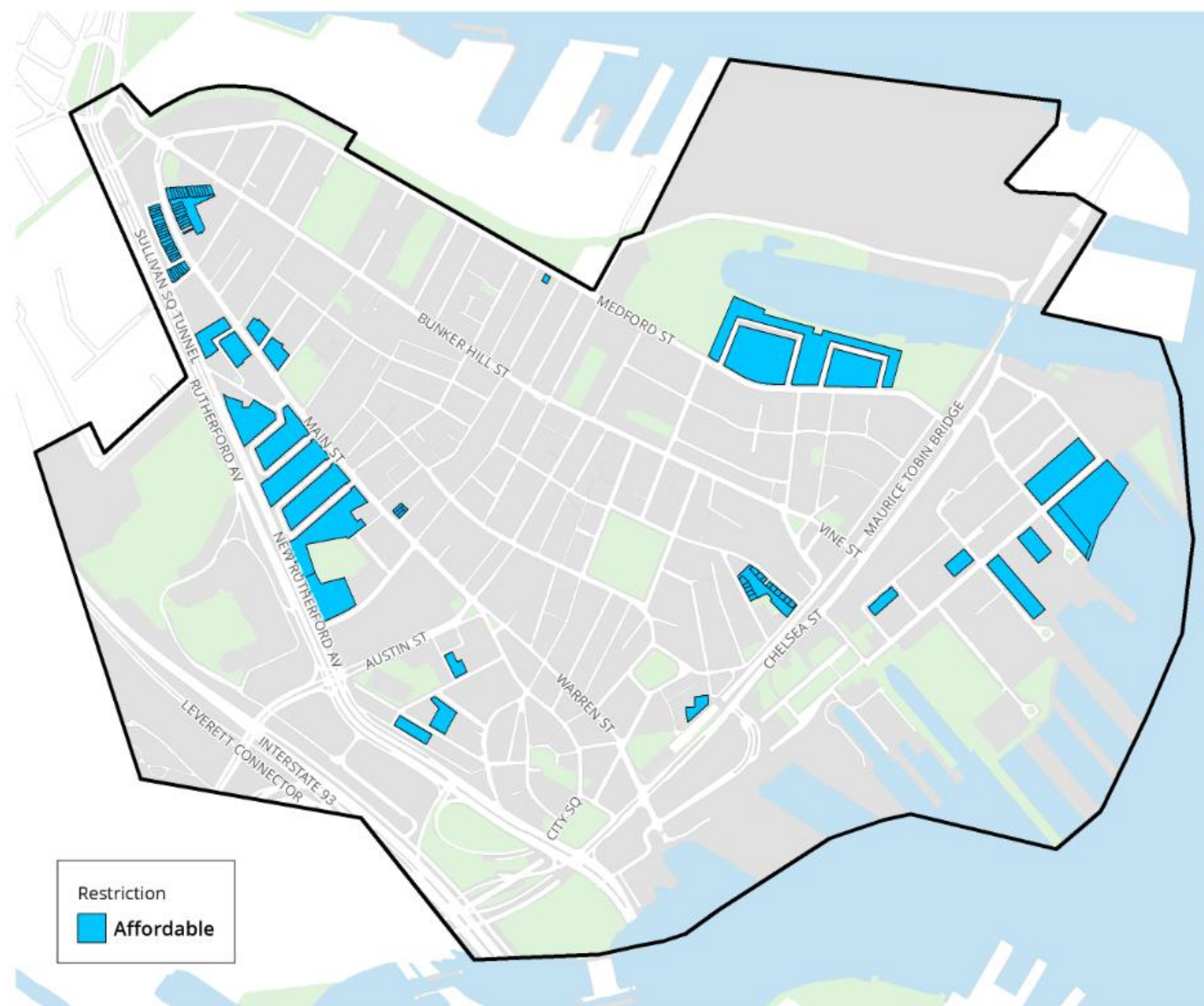
**boston planning &
development agency**

C-10

Knights of Columbus

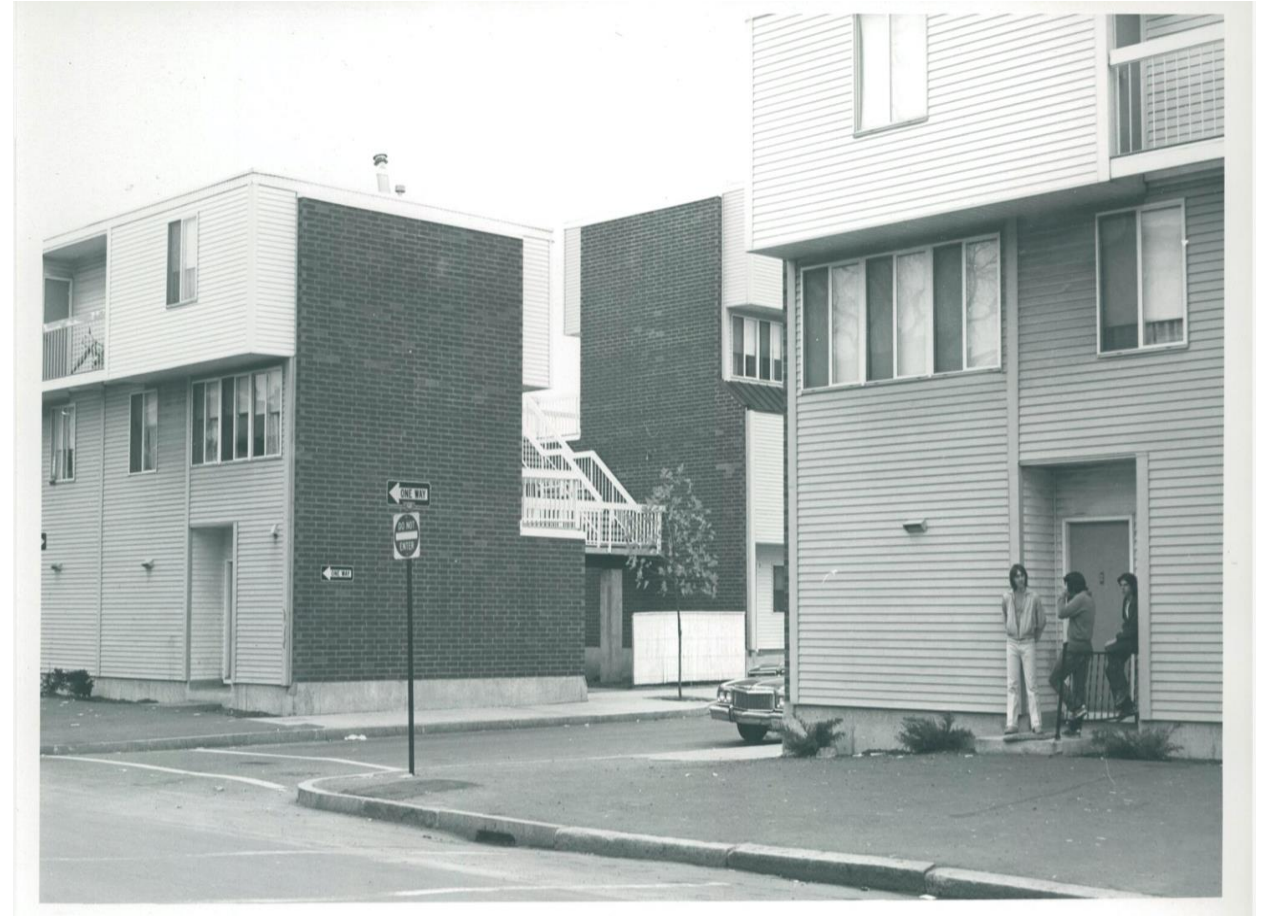


Charlestown Urban Renewal Parcels with Affordable Housing

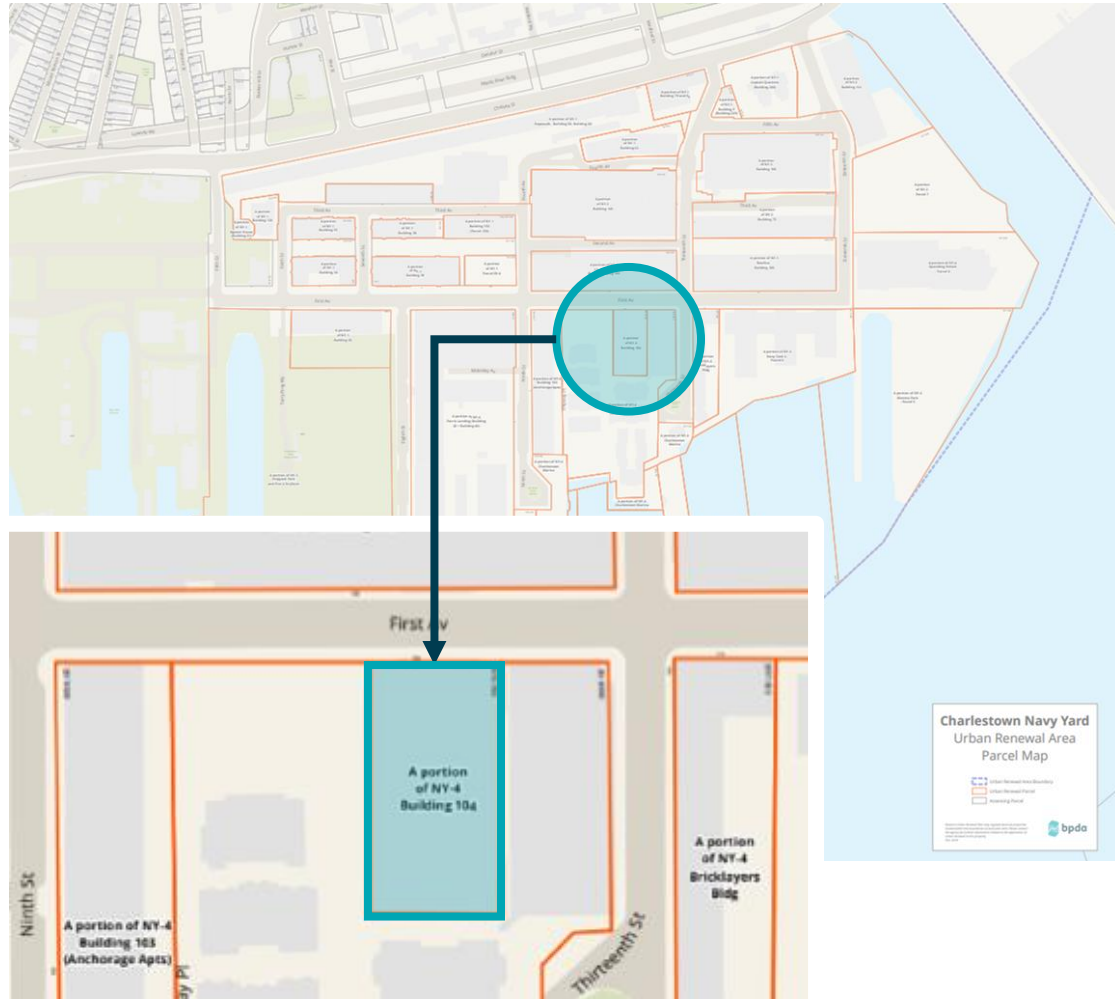


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development agency**

Parcels R-2-1, R-2-2, R-2-3, R-2-4, R-2-5, R-2A2, R-2a3



A Portion of NY- 4 Building 104

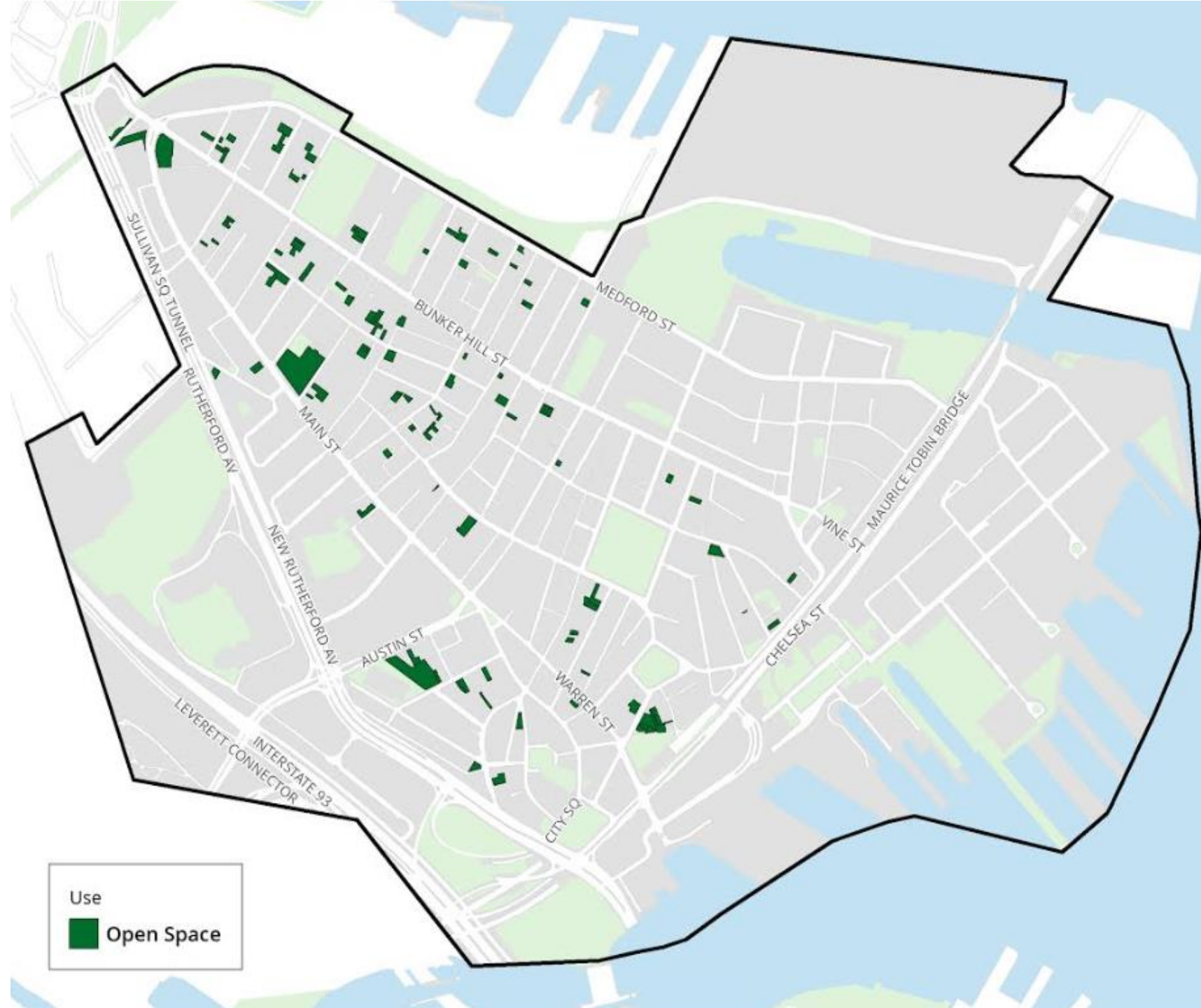


R-17-C

Chestnut Street



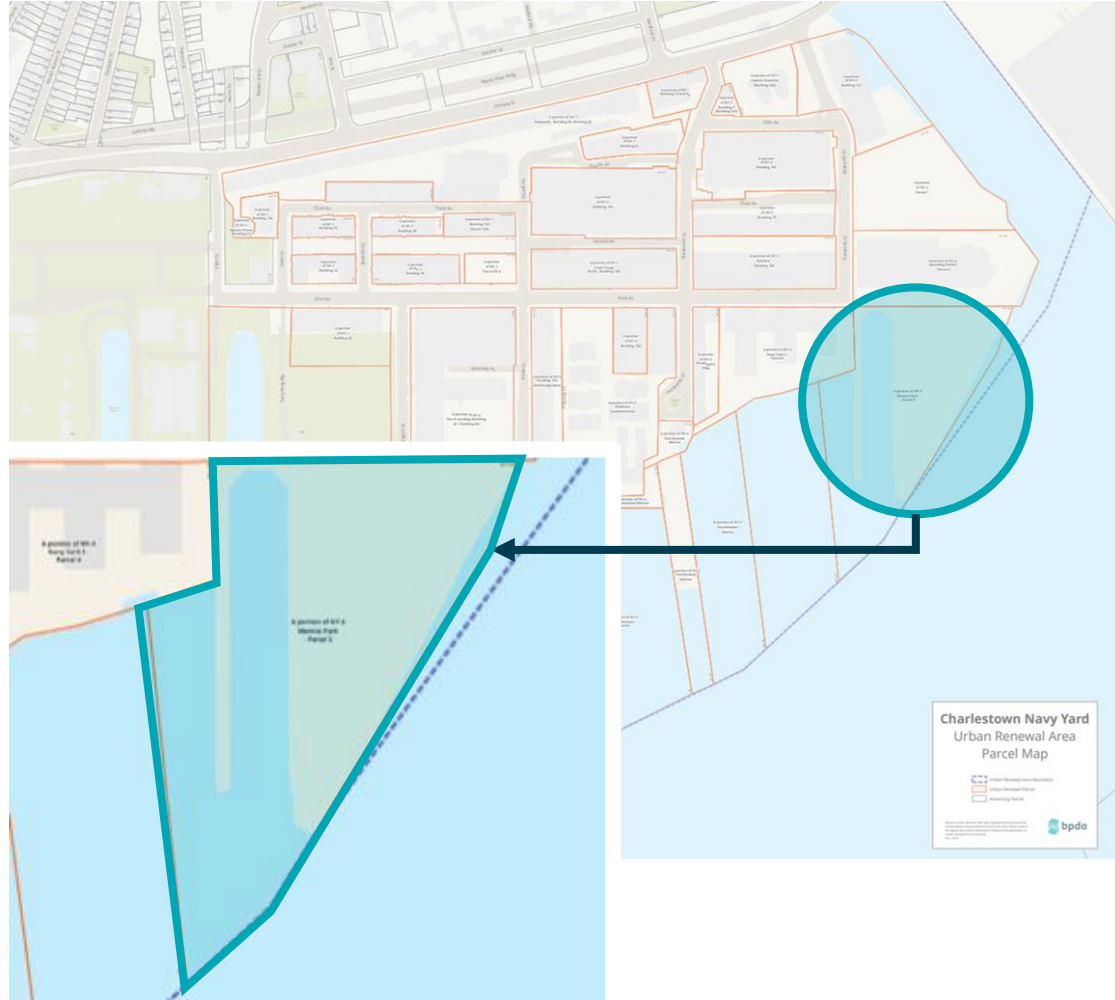
LDA Restricted Open Space



**boston planning &
development agency**

A Portion of NY- 4

Menino Park - Parcel 5

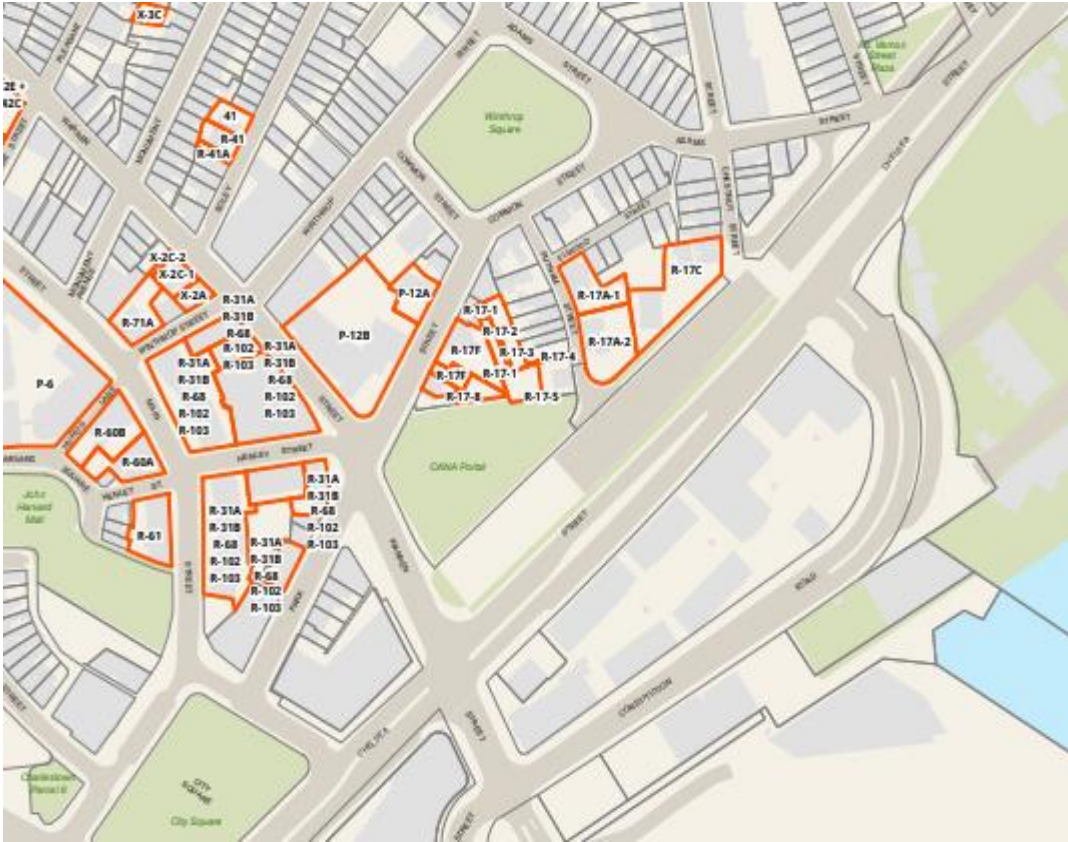


Gardens for Charlestown

Parcel P-2A-3



R-17
Rear of Putnam St



59B-2

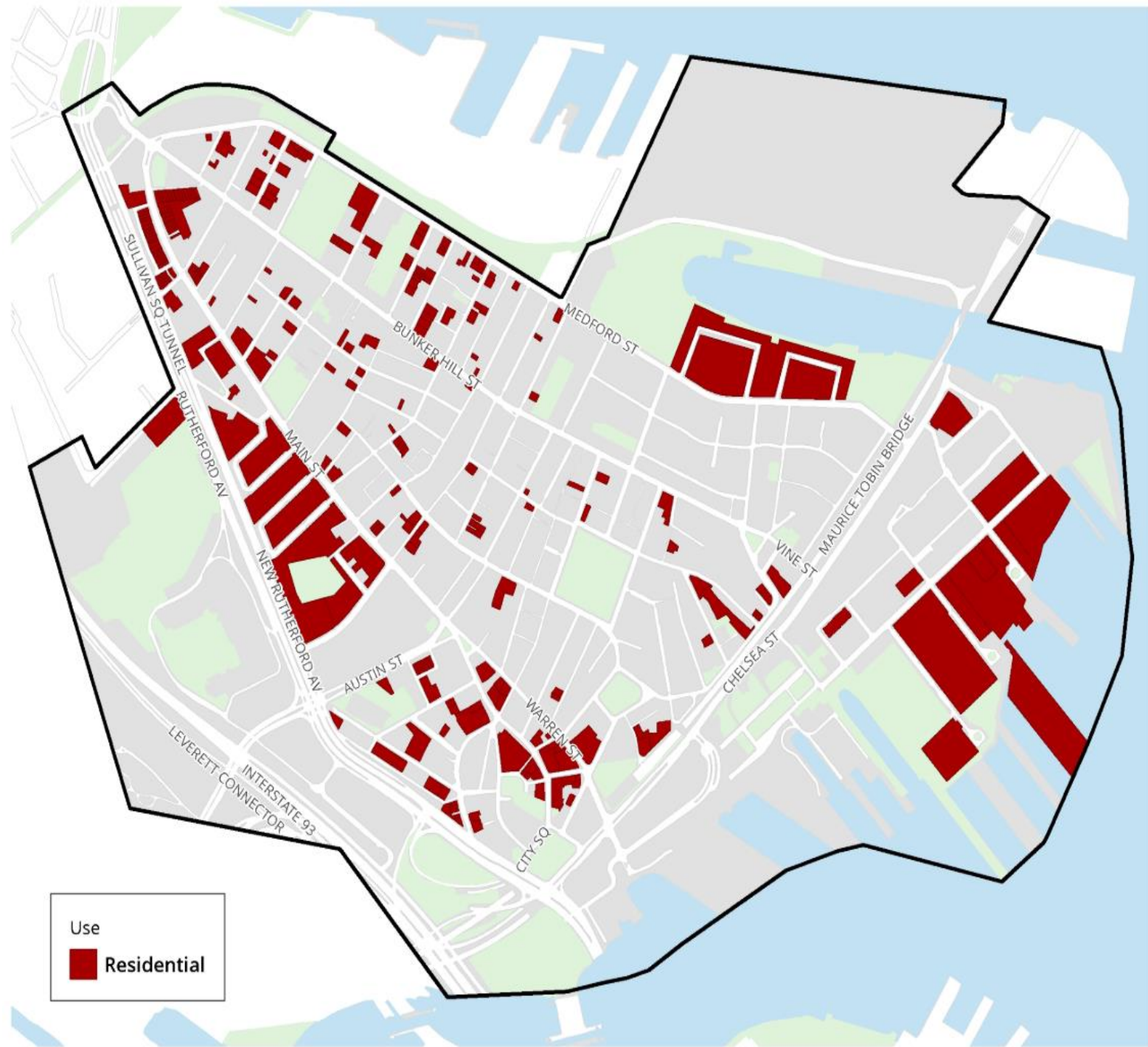
Washington St



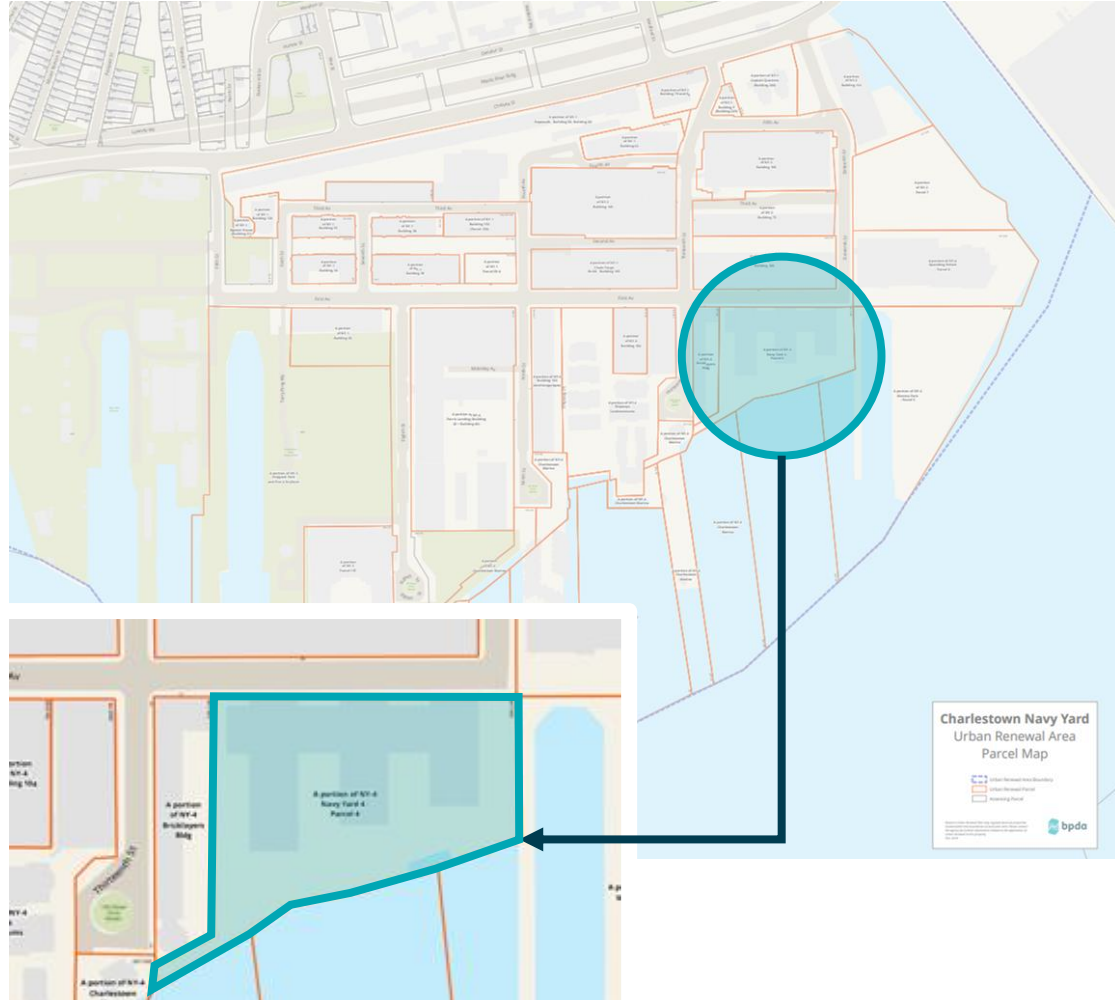
Housing on Charlestown Urban Renewal Parcels



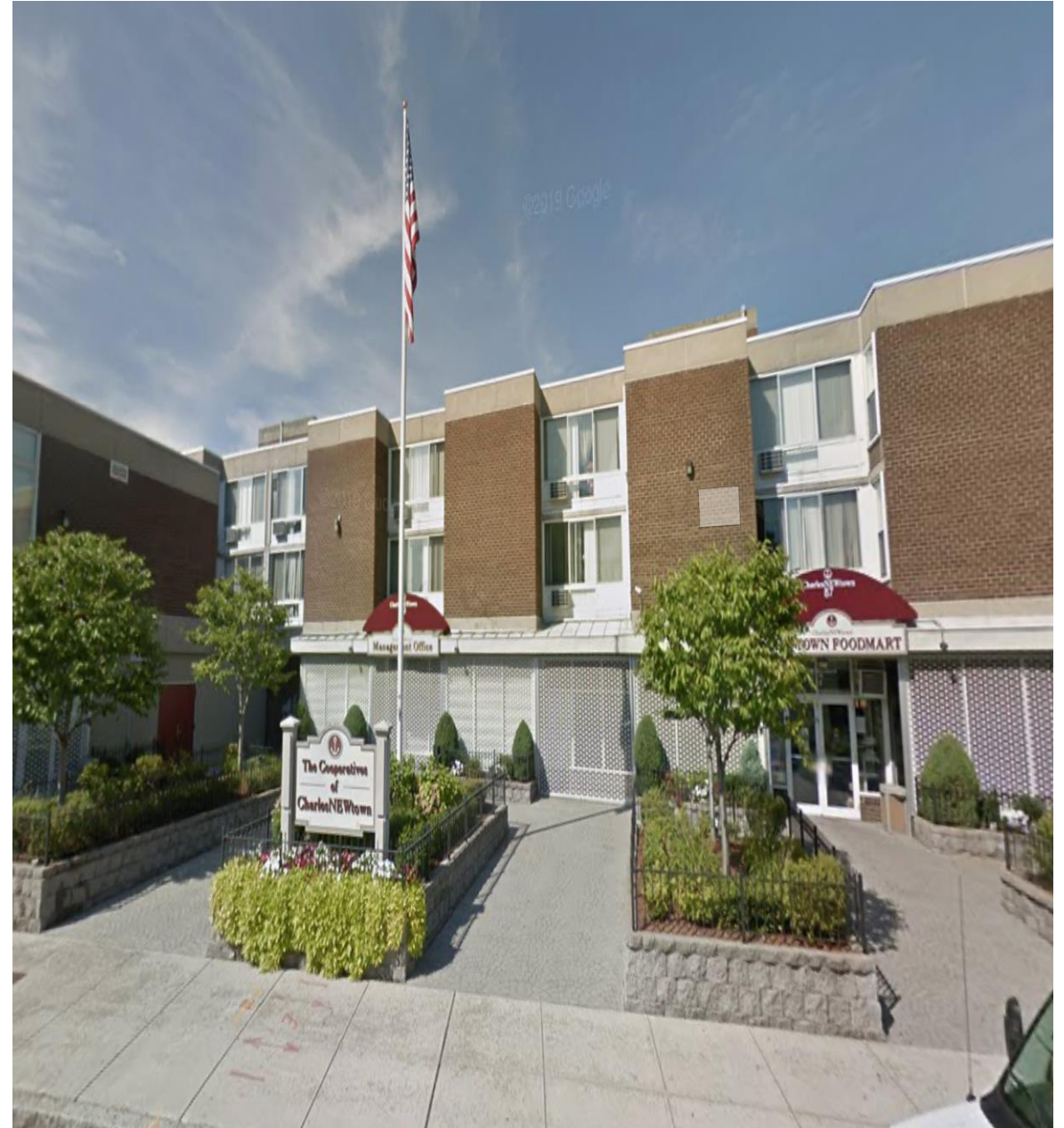
**boston planning &
development agency**



A Portion of NY-4 Harborview - Parcel 4



R-1A, R-1B, R-1C Charles-Newtown Co-Op



General Warren

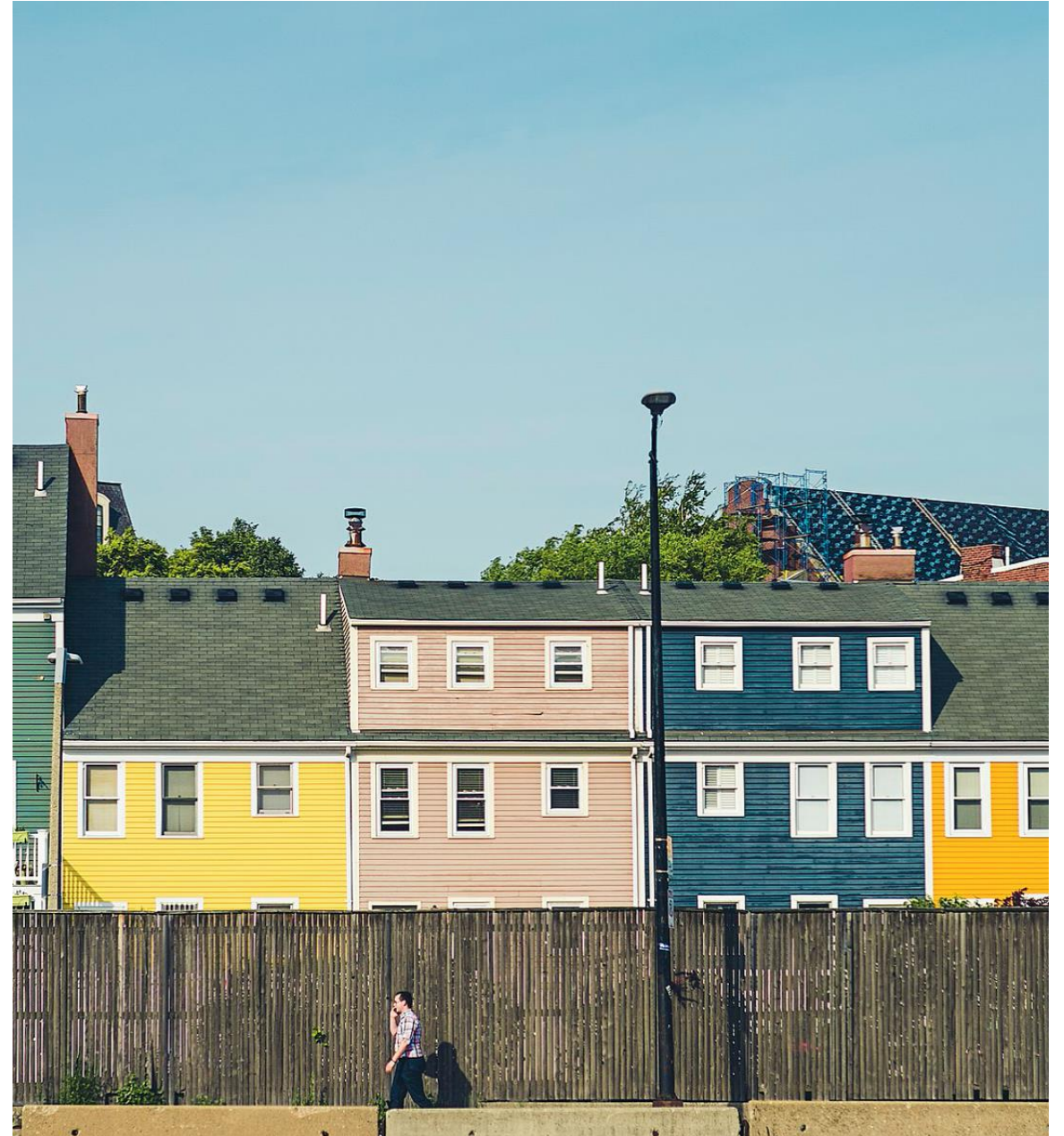
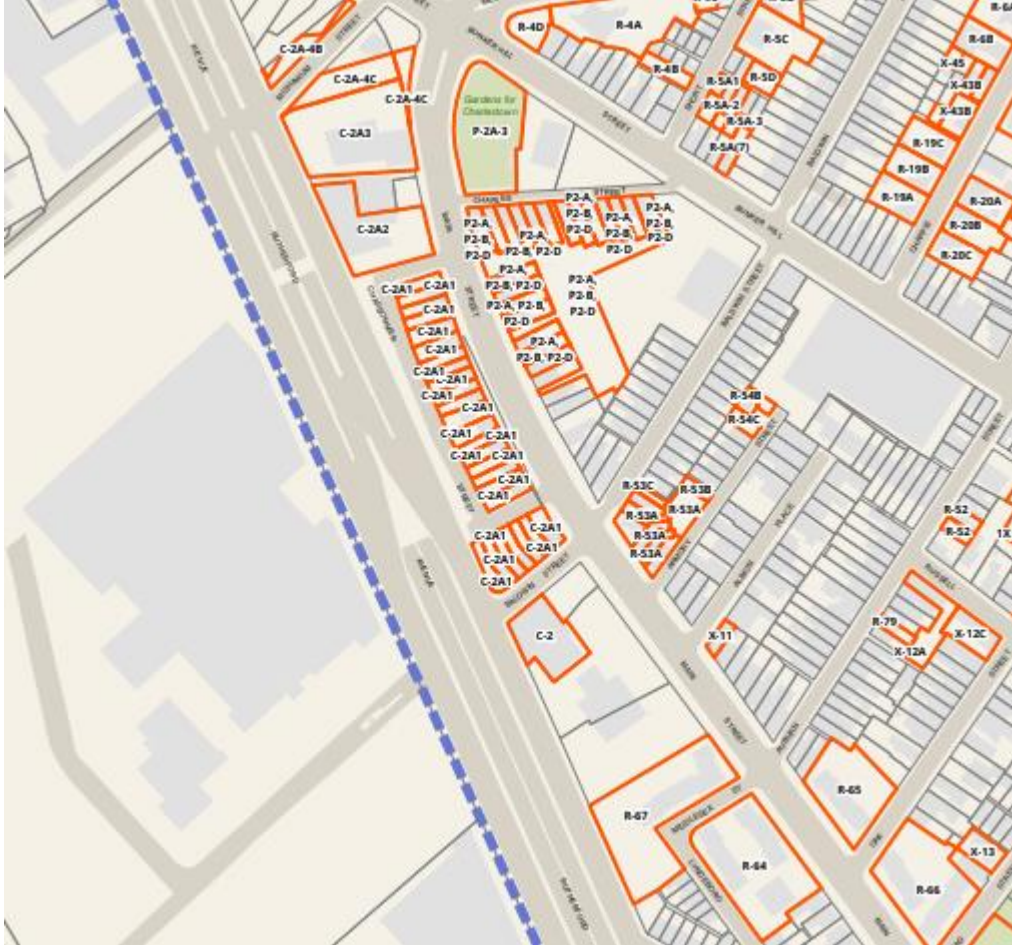
R-66



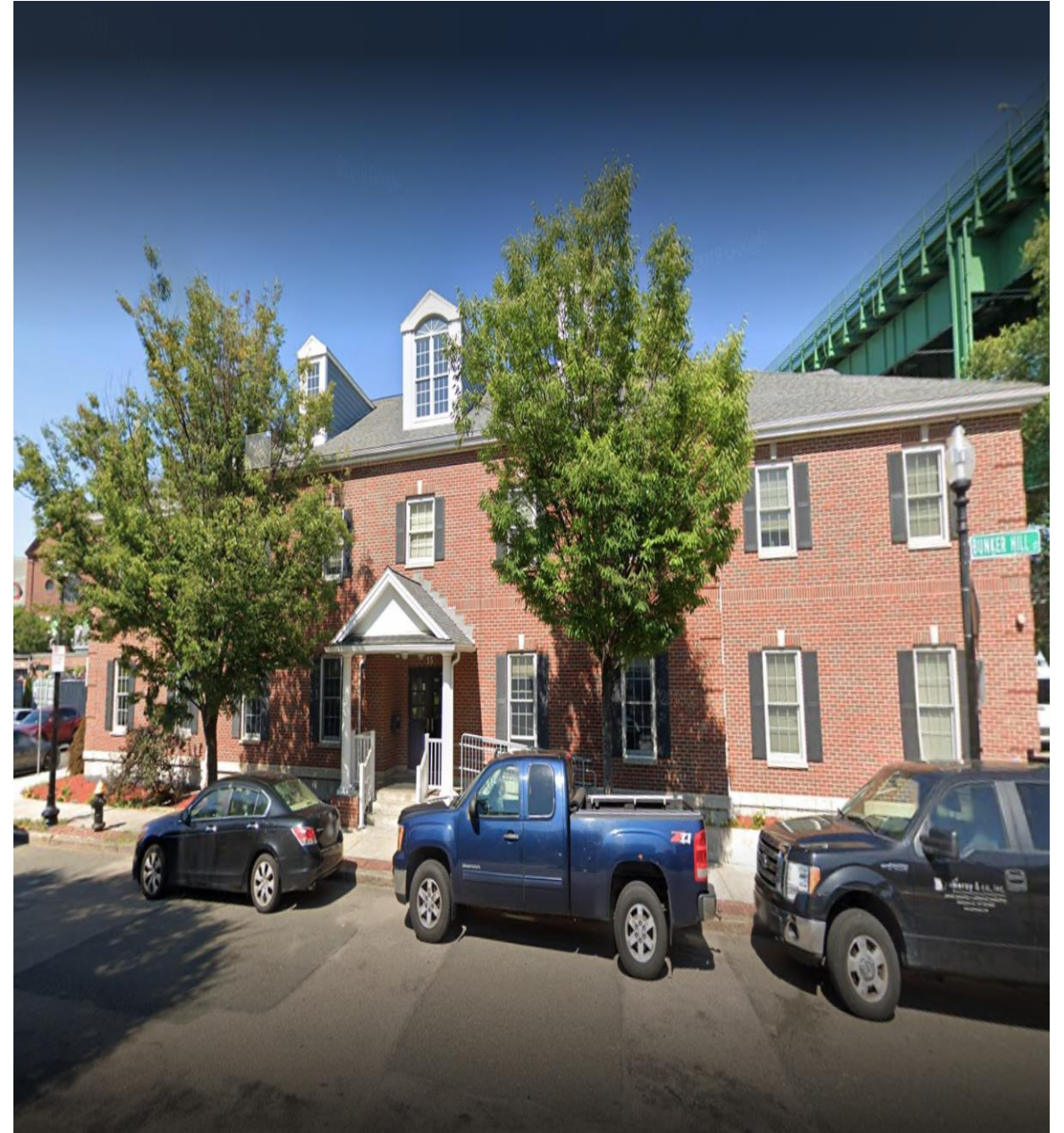
**boston planning &
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Main St. Townhouses

C-2A1

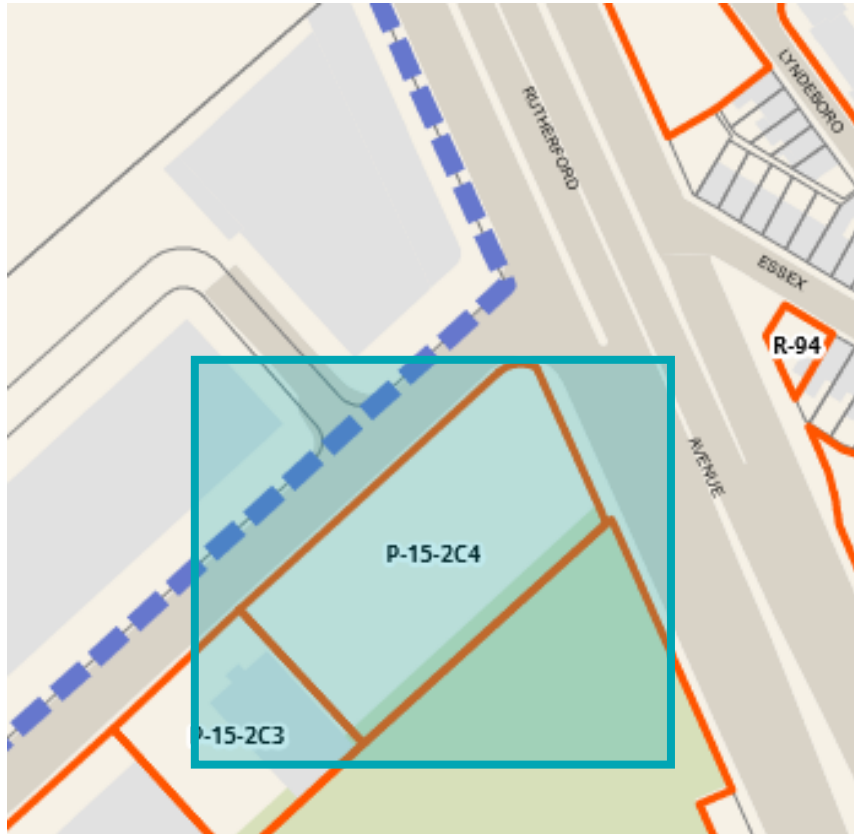


R-37B Recovery House



Bridgeview

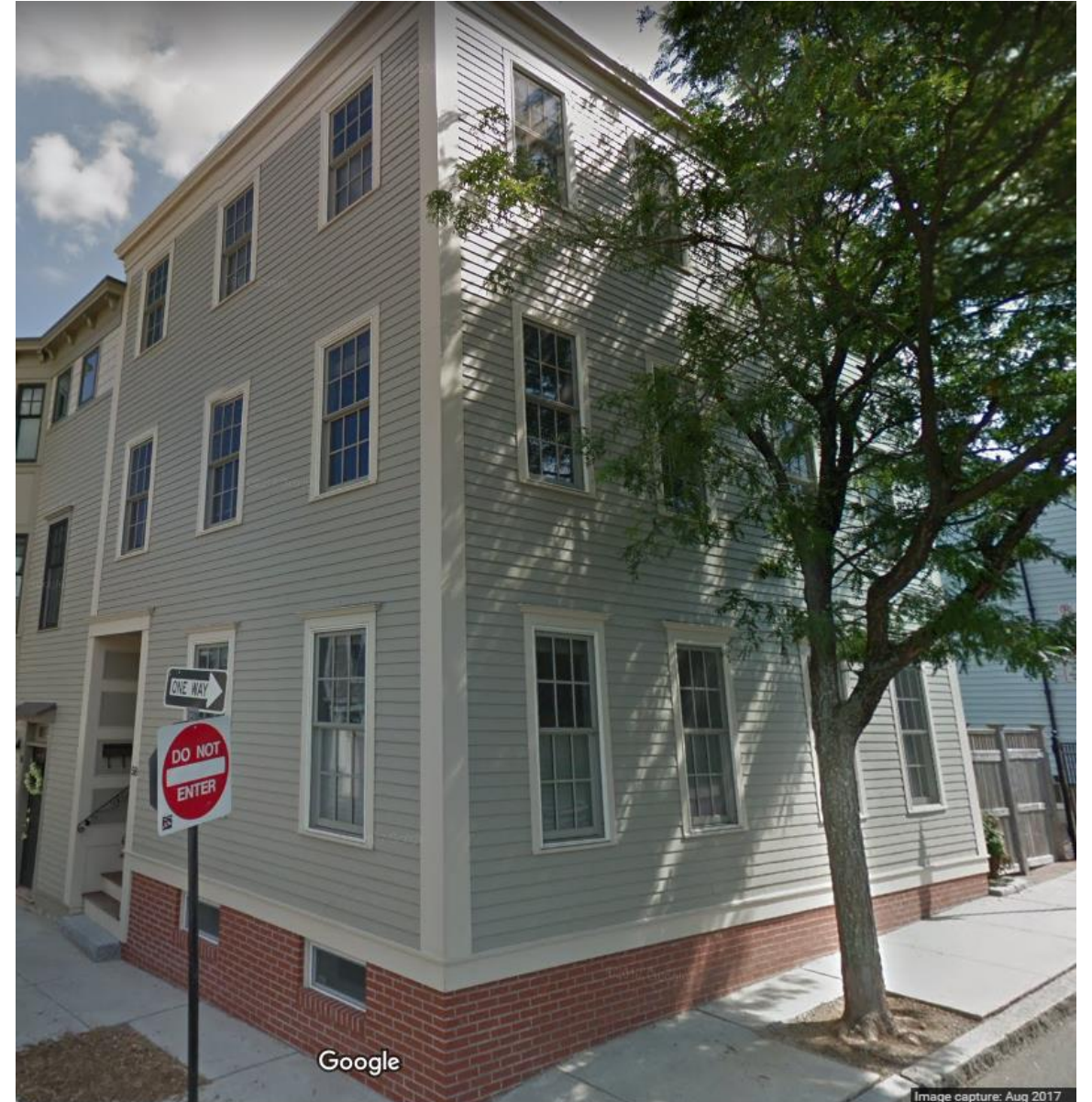
Parcel P-15-2C4



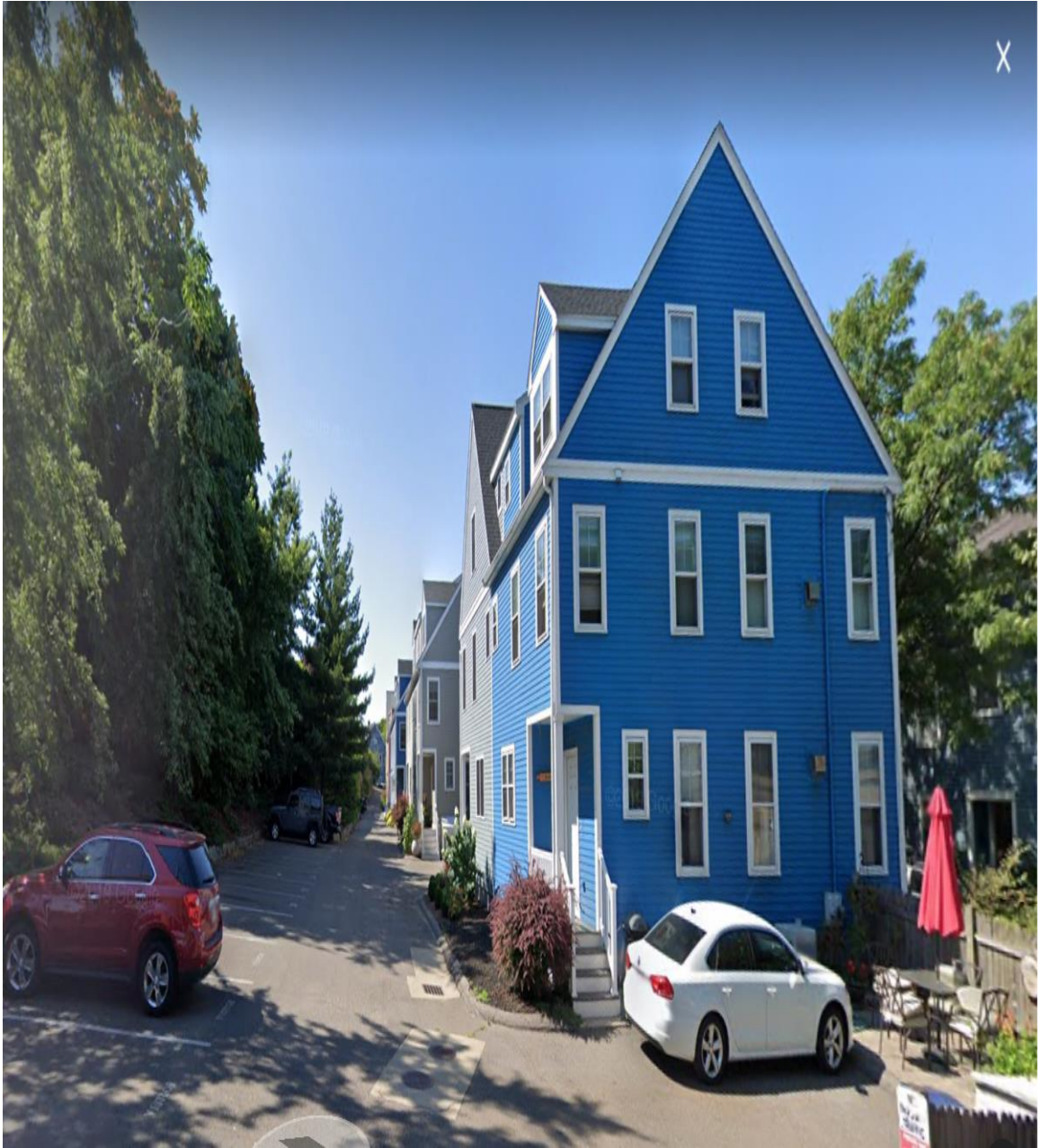
X-29

56 Bartlett St

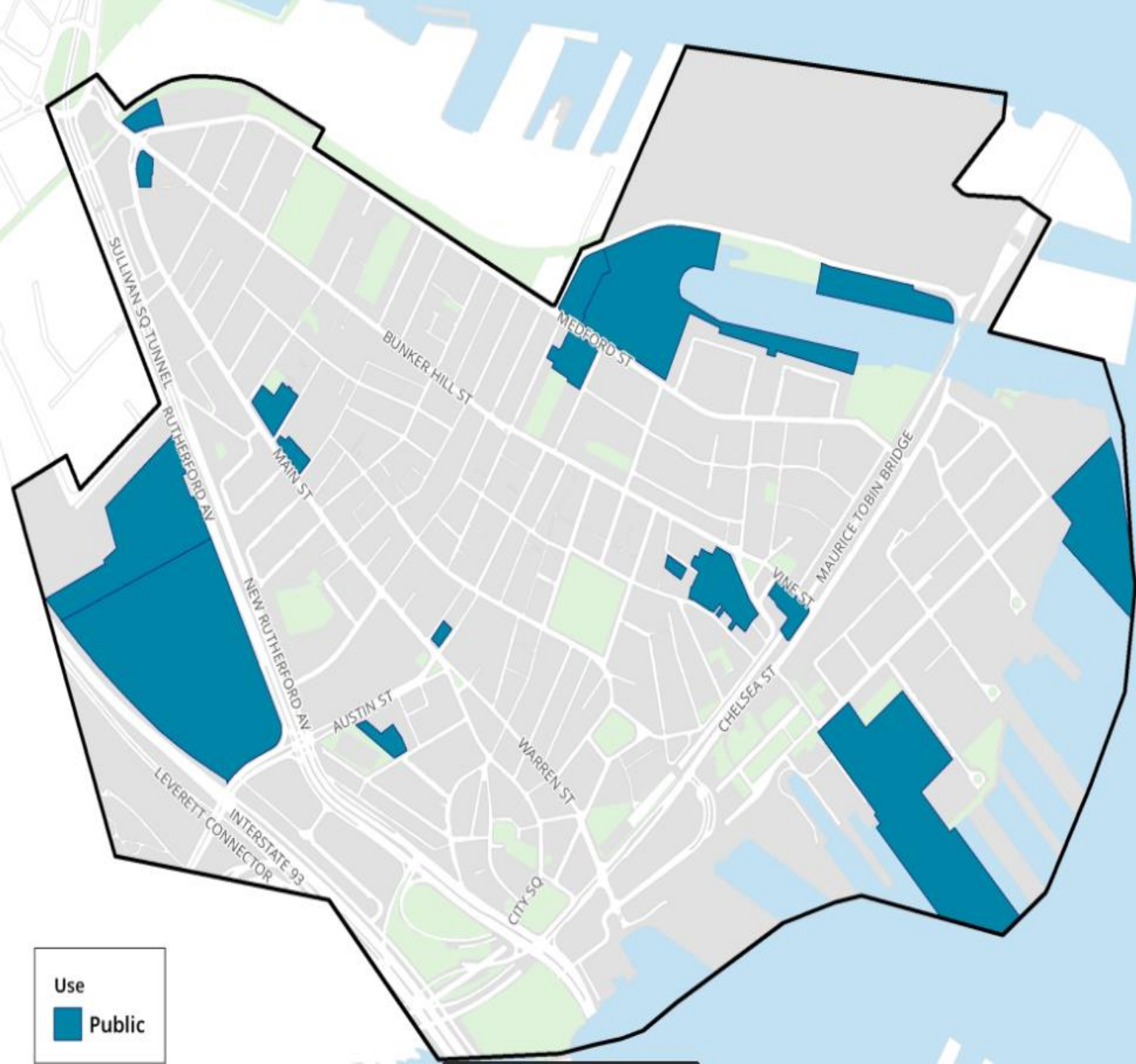
- Single Family Townhouse (3 on lot)



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Public Use Parcels



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development agency**

Use



Public



Charlestown Branch Library

Parcel X-4



Harvard-Kent School

Parcel P- 4



**boston planning &
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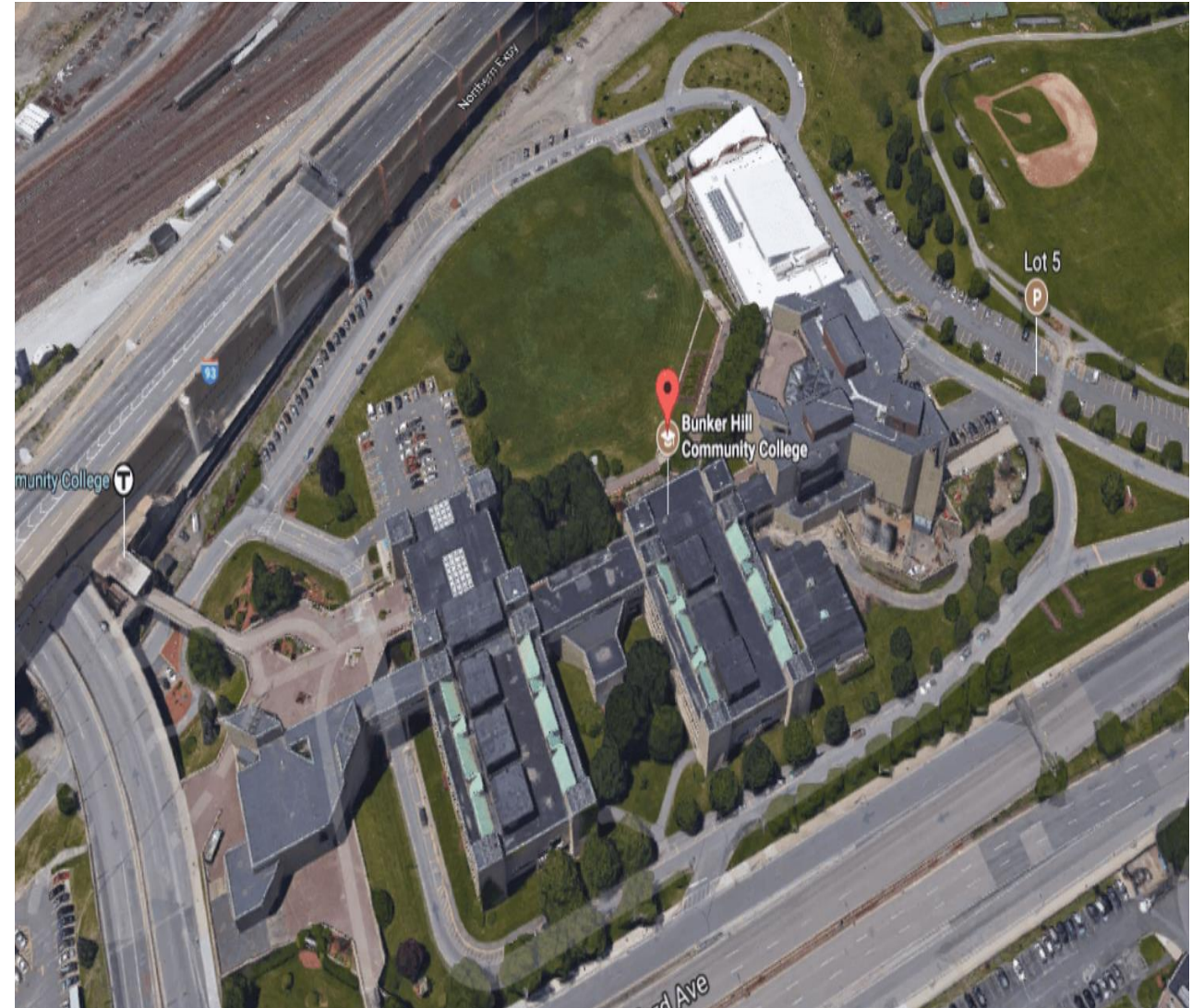
Charlestown High School, Community Center and Field

Parcel R-16



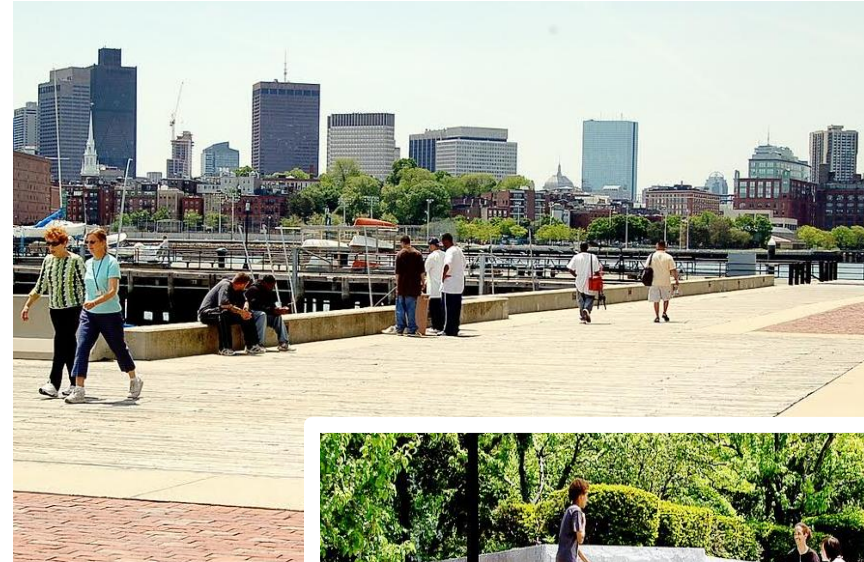
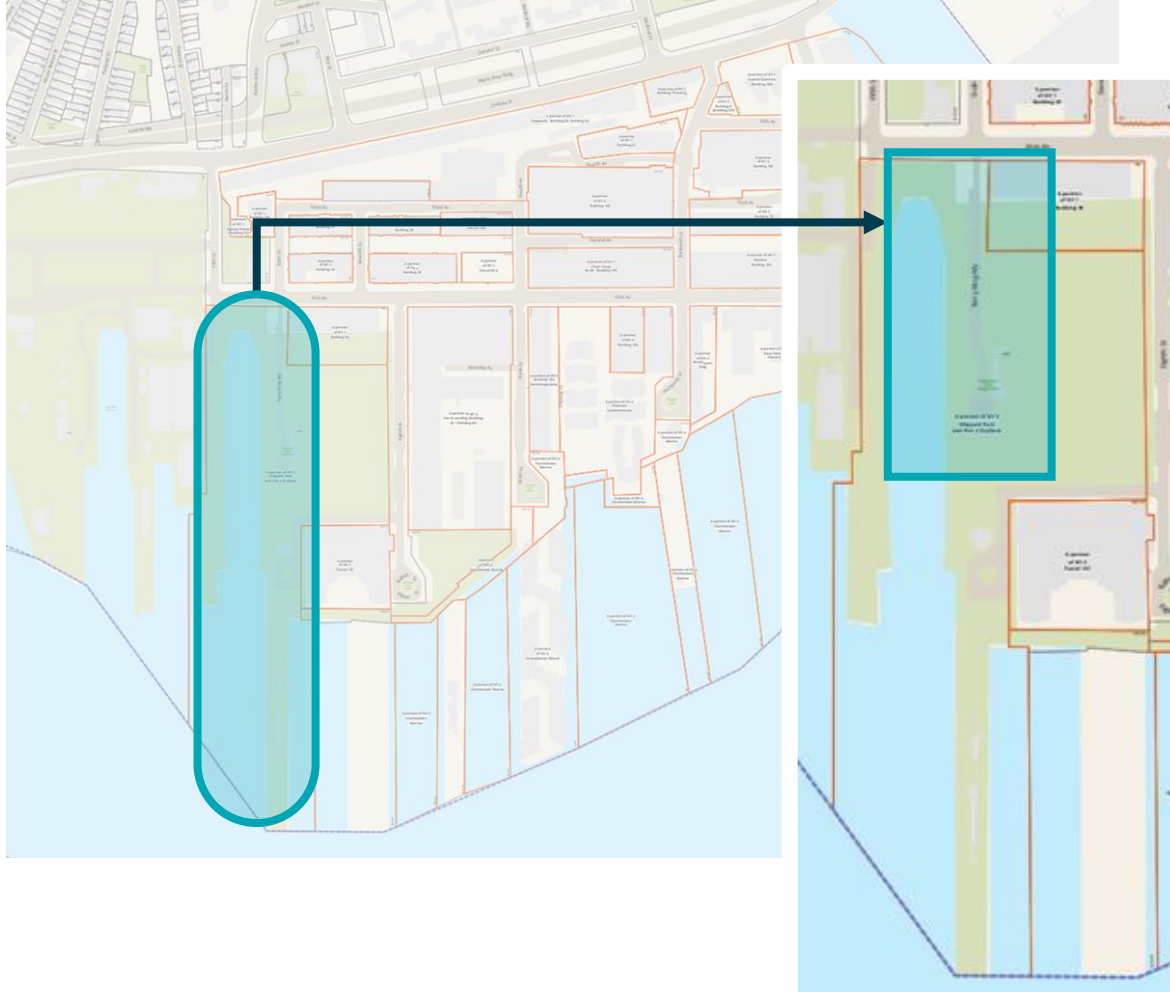
Bunker Hill Community College

Parcel P-15



**boston planning &
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A Portion of NY-3 Pier 4 + Shipyard Park



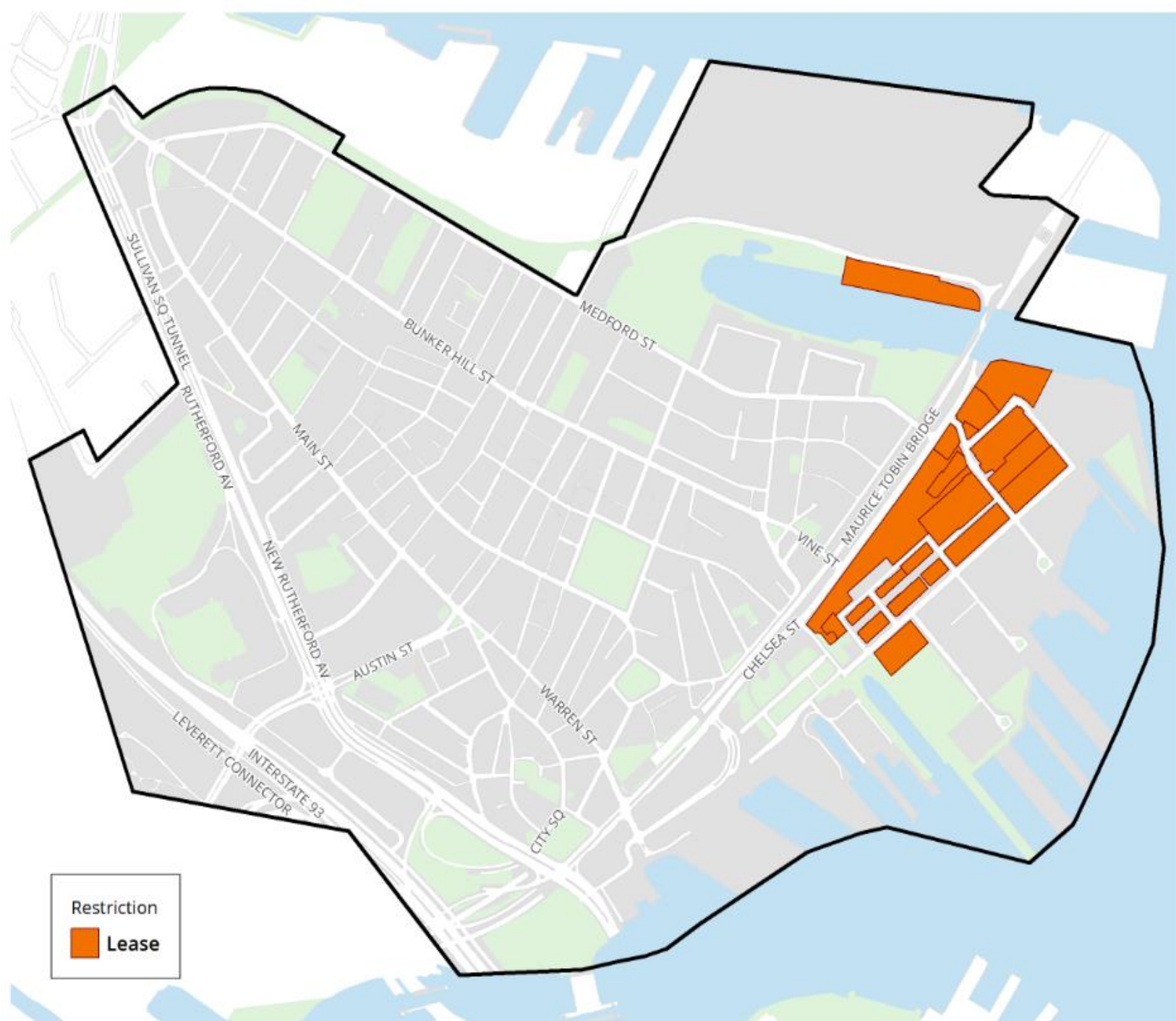
05

BPDA Owned Land Inventory



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Charlestown Urban Renewal Parcels with Leases

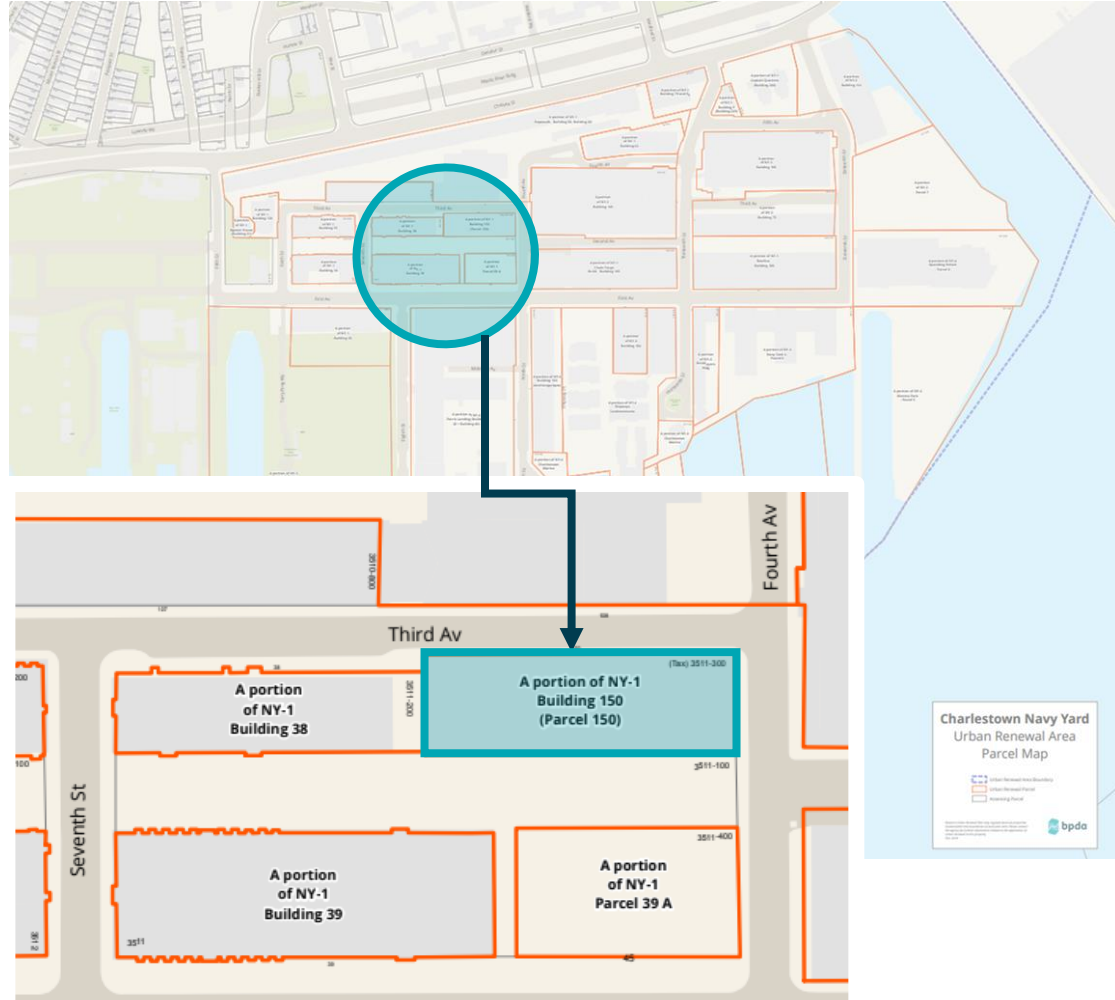


Historic Monument Area

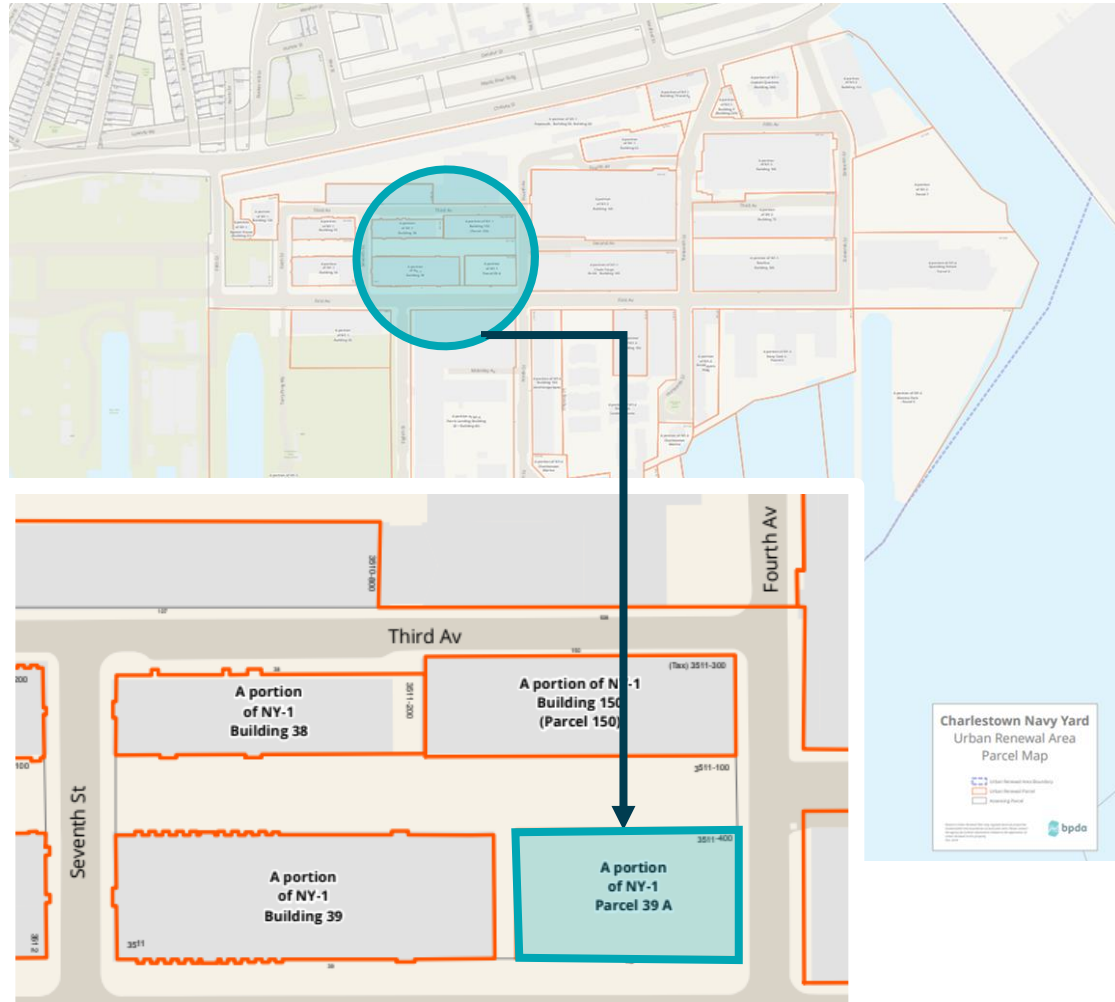


A Portion of NY-1

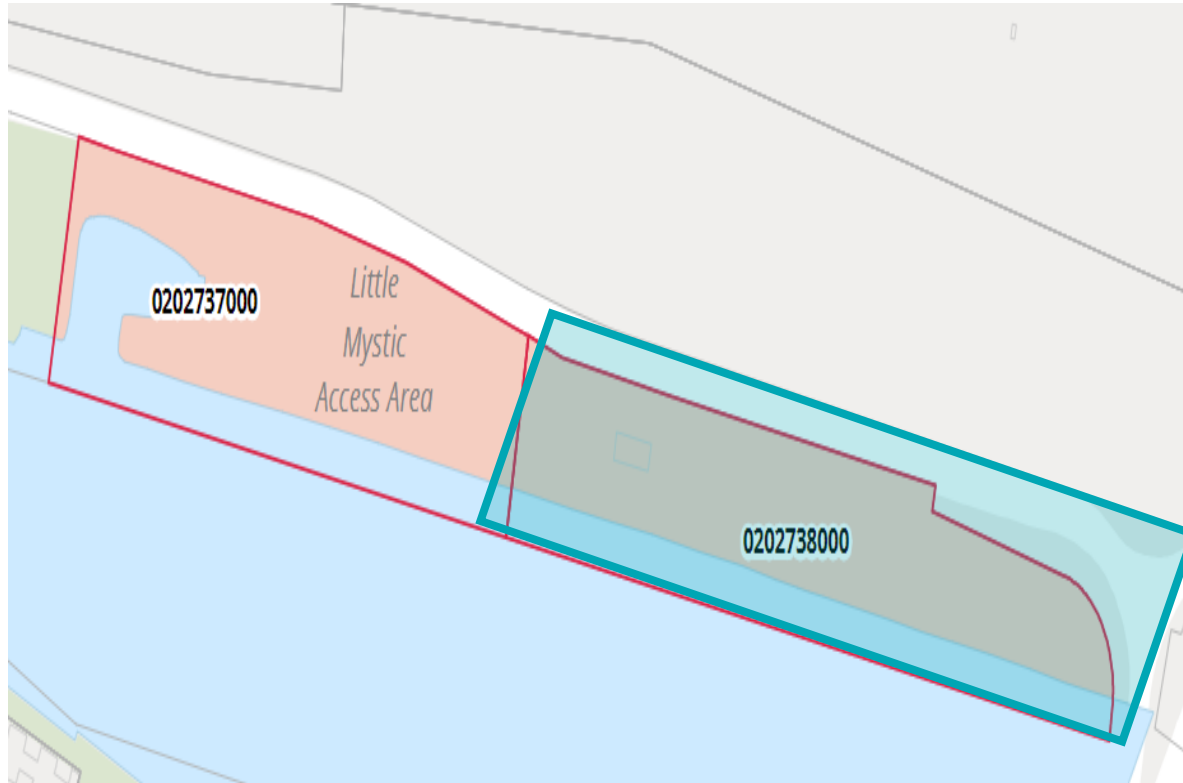
Parcel 150





A Portion of NY-1 Starboard - Parcel 39A



P-8 o Terminal St. (New Lease)



BLDG 108 - Long Term Lease



November 2019

Request for Proposals

Building 108

Charlestown Navy Yard, Boston, MA

Brian P. Golden
Director

Timothy J. Burke
Chairman

Priscilla Rojas
Vice Chairman

Carol Downs
Treasurer

Dr. Theodore C. Landsmark
Member

Michael P. Monahan
Member

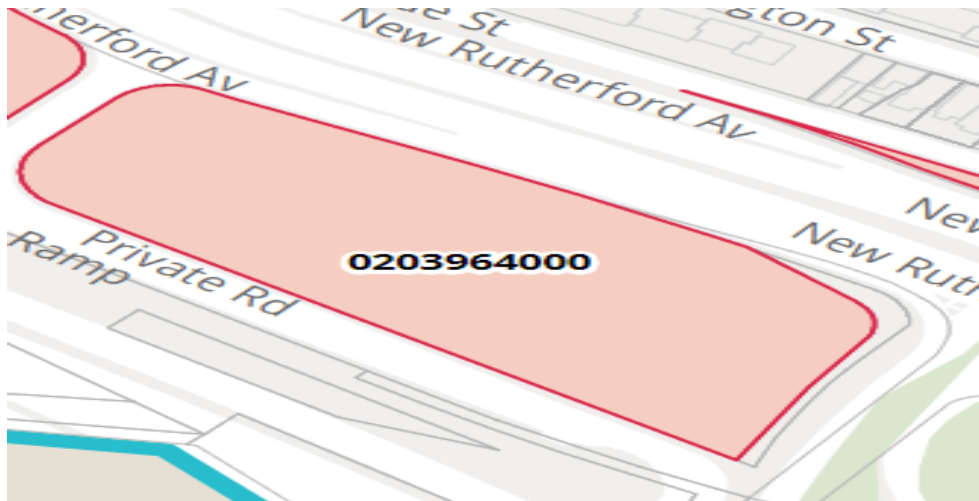
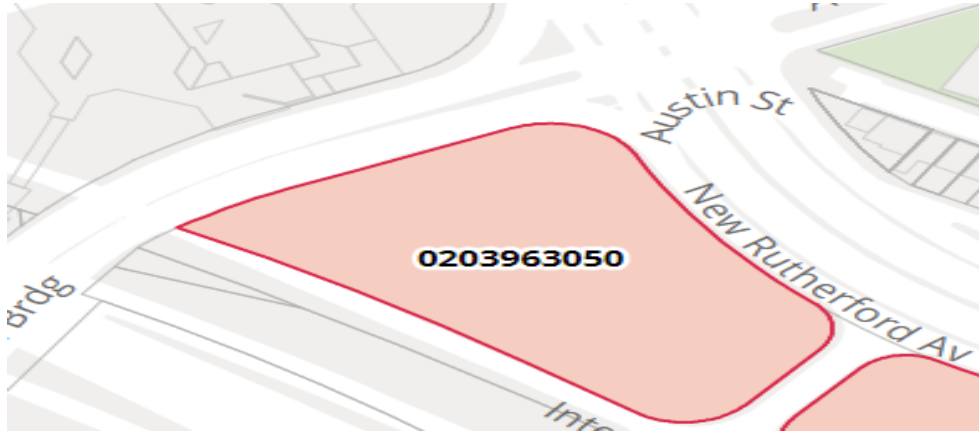
Teresa Polhemus
Executive Director/Secretary

Brian Connolly
Chief Procurement Officer

Boston Redevelopment Authority (D/B/A
Boston Planning & Development Agency)
One City Hall Square | Boston, MA 02201

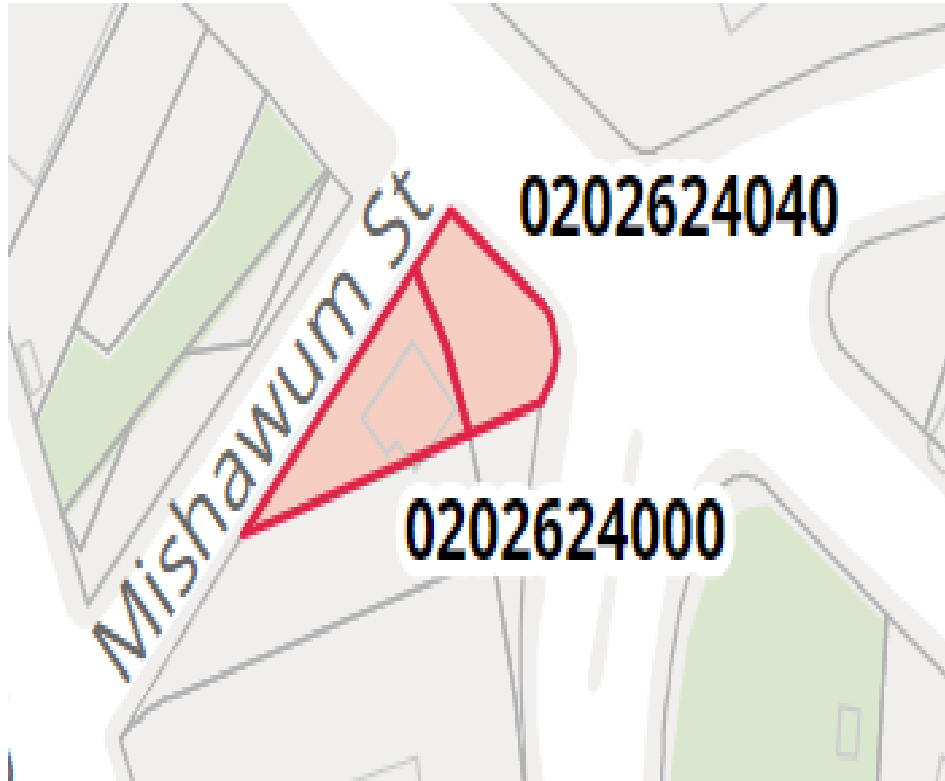


BHCC Parking Lots



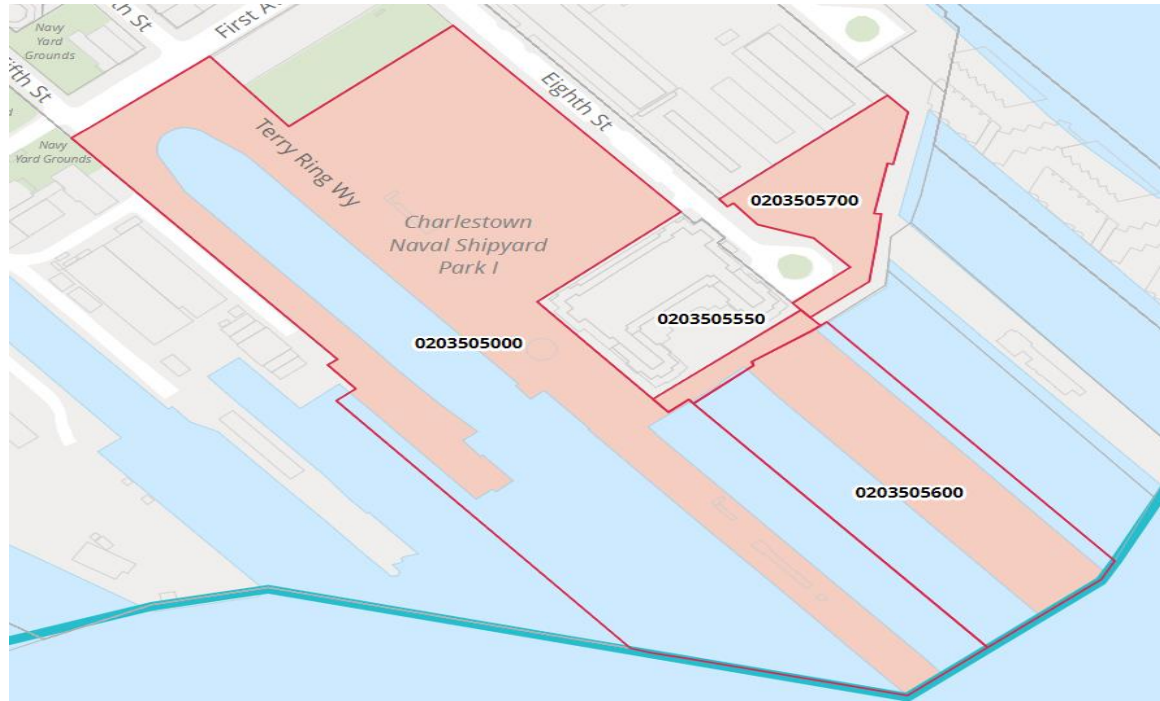
**boston planning &
development agency**

516 Main St. – RFP

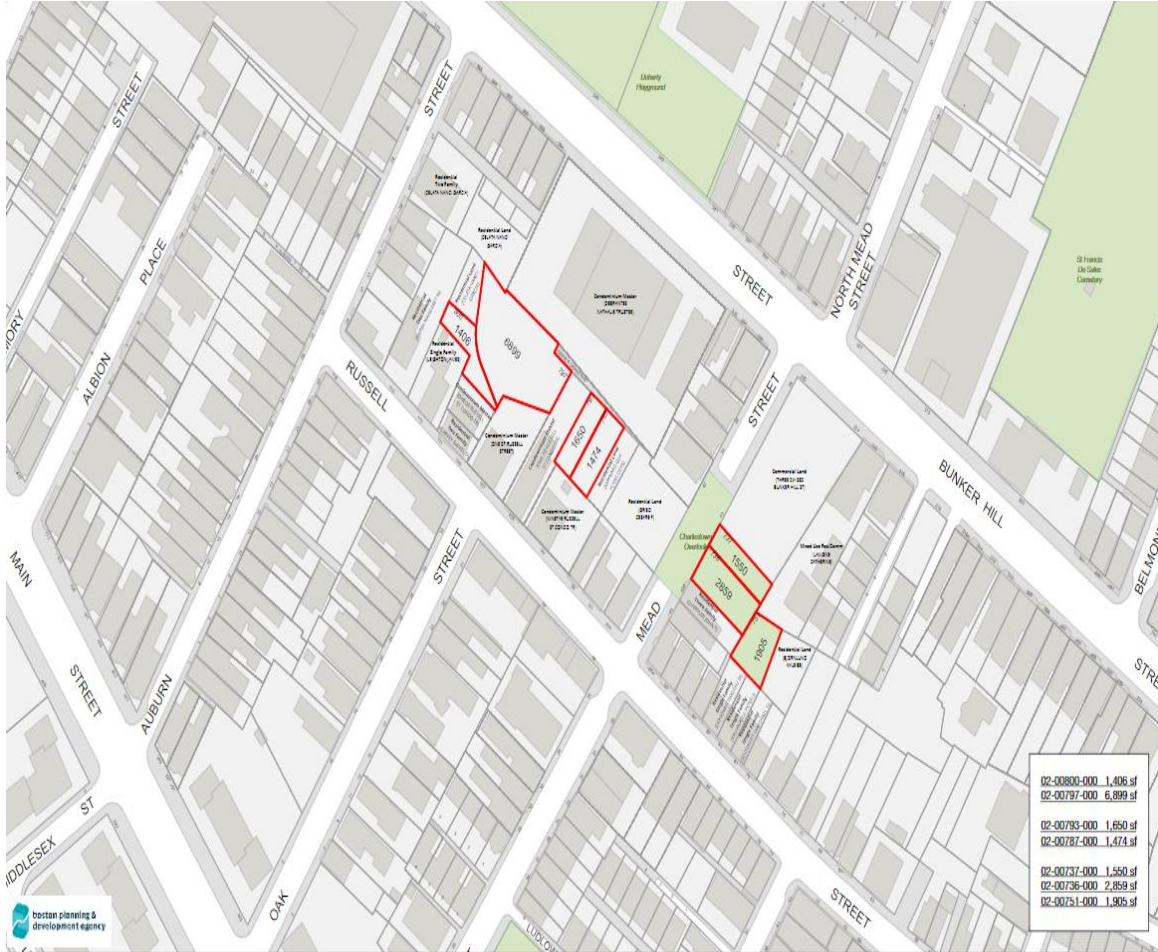


NY-4

Shipyard/Pier 4/Pier 5



Nanny Goat Hill



John Boyle O'Reilly Park

Parcel C-1



Small Parcels



06

Why do we need Urban Renewal?



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Urban Renewal Tools

1. Site Assembly

The agreed upon taking of property to accomplish certain public and private development projects.

Property is no longer taken without the agreement of the property owner.

2. Title Clearance

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

3. Vertical Discontinuances

Takings of a city's air rights over public ways to maintain and encourage diversity of building type and design in the city.

Zoning Controls

1. Land Use Controls

Use, FAR, parking and design restrictions specific to each Urban Renewal Disposition Parcel.

2. Urban Renewal Overlay Districts (U Districts)

Special Zoning areas within Urban Renewal Areas. Having your zoning in place helps in funding and grant applications.

Housing Affordability Restrictions

Urban renewal tools and the areas in which they are used must be periodically renewed. In Boston, both the Boston City Council and Massachusetts' Department of Housing and Community Development play a role in their renewal:



BPDA Owned Property



Plan

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

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

^{1/}No open parking permitted.

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

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

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

07

Next Steps: Workshops



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development agency**

Urban Renewal Plan Boundaries



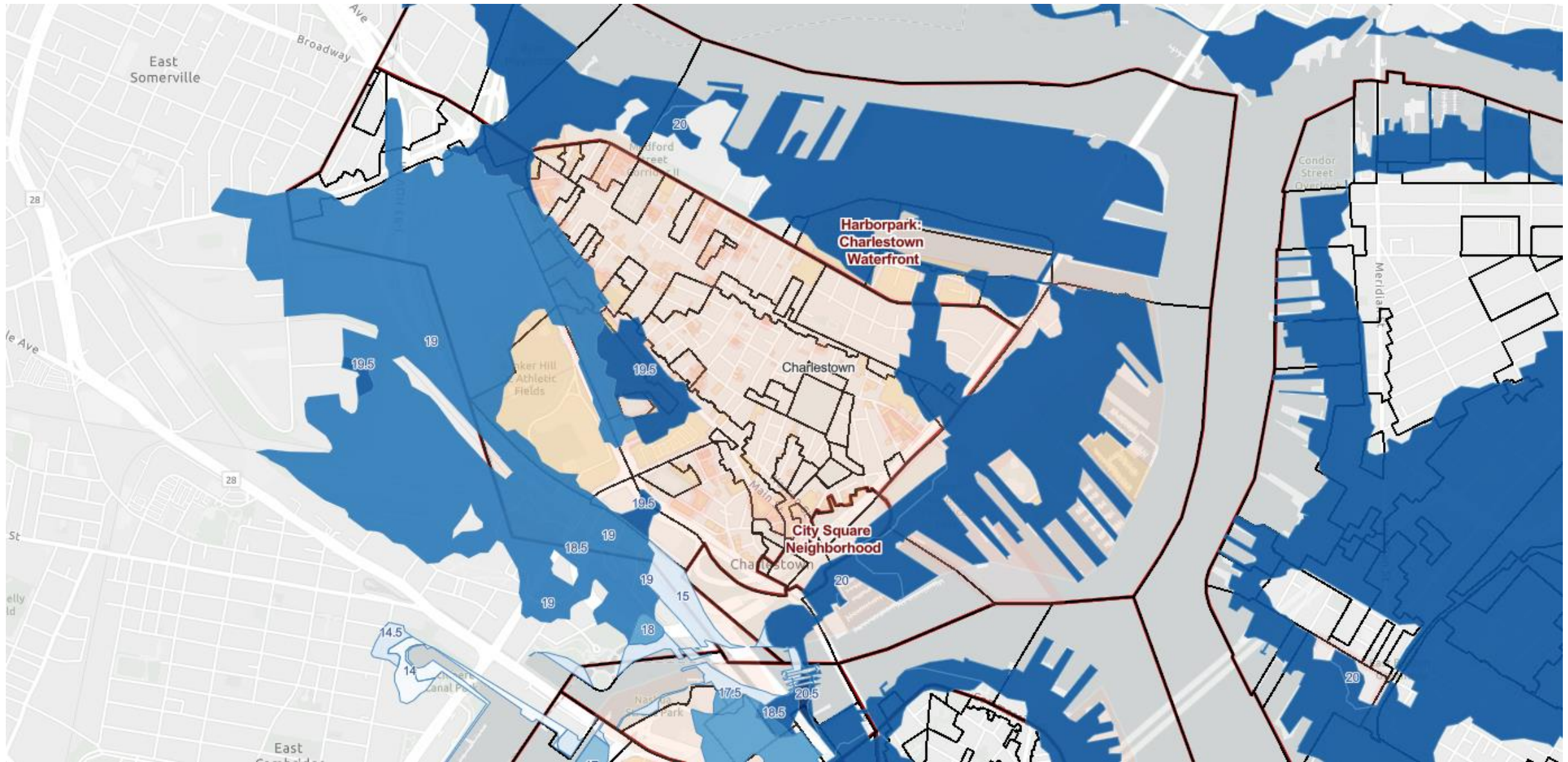
New Goals

Imagine Boston 2030
&
Plan: Charlestown



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development agency

Climate Resiliency



Final Note:

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

- Lizabeth Cohen , *author of “Saving American Cities”*

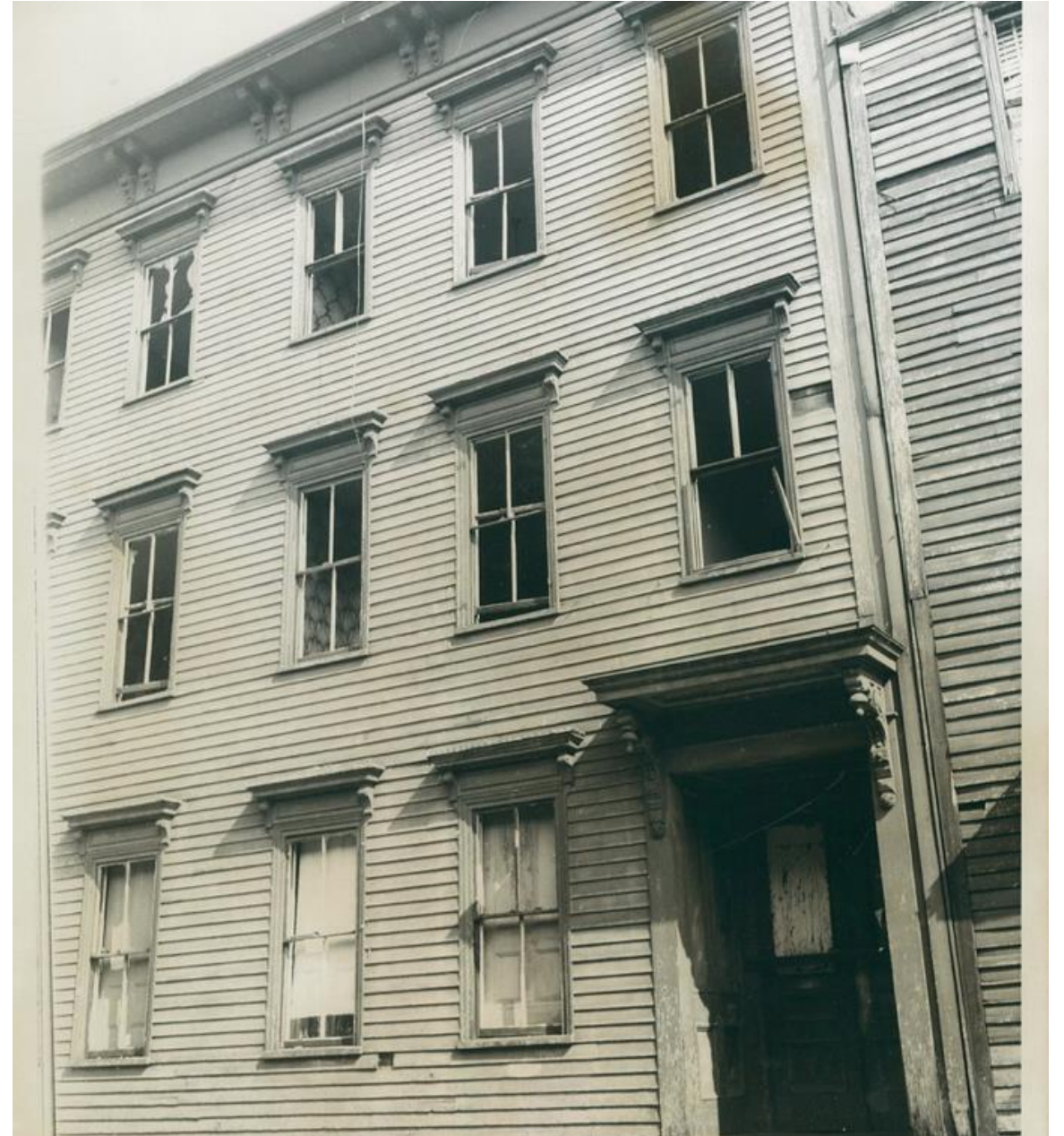
Charlestown Urban Renewal Photos



**boston planning &
development agency**









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development agency**







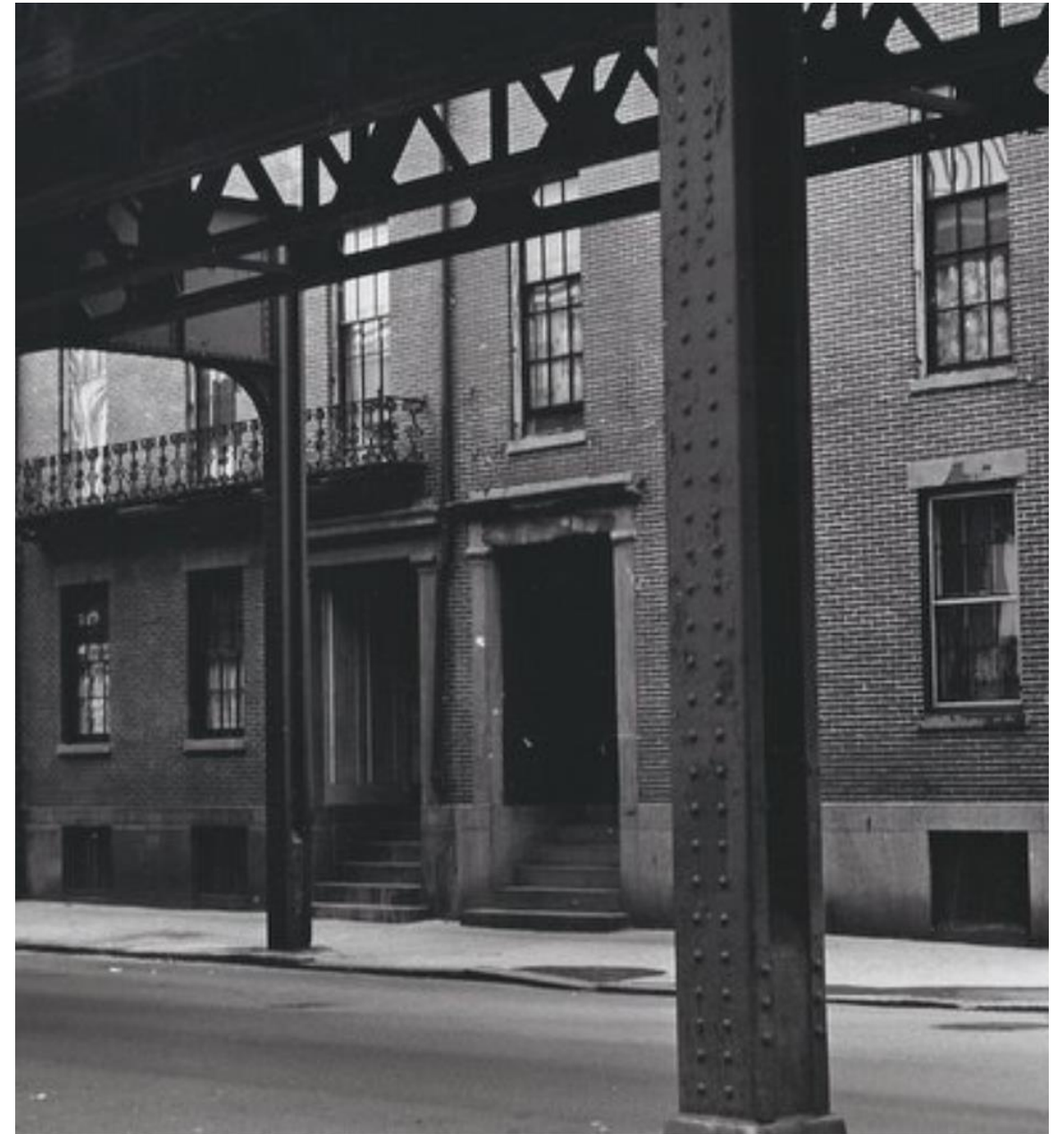
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Additional Information



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Charlestown Urban Renewal

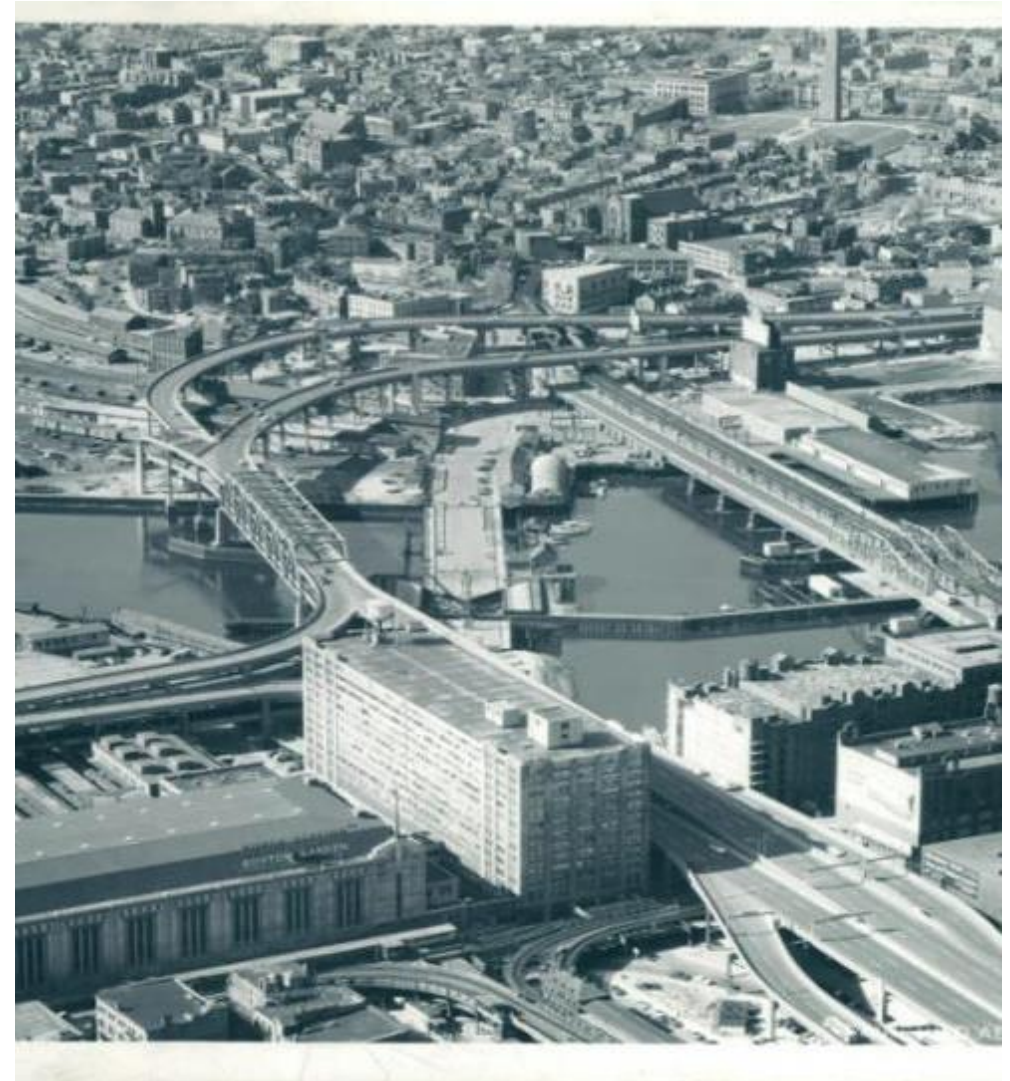
Community Groups are Formed

- **SHOC** is formed (Self Help Organization of Charlestown) to fight Urban Renewal.
- **FOCO** (Federation of Charlestown Organizations) consisting of SHOC, Catholic Church, Longshoreman, Business Leaders and Residents formed to cast a wider net of voices.
- **MM** (Moderate Middle) last group formed consisting of former members of SHOC who wanted to work with the BRA on a path forward.



Charlestown Urban Renewal Community Process

- BRA shifts strategy begins going door to door listening to residents.
- BRA opens office in Charlestown, hanging maps detailing Urban Renewal Plan.
- BRA holds block meetings every week for upwards of 4k residents.
- BRA buys vans, drives around the town conducting surveys with residents.



Urban Renewal Appraisals

- Two Independent Appraisers
- Bernard Singer

QUALIFICATIONS OF BERNARD SINGER

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

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

PARTIAL LIST OF CLIENTS:

Government Agencies

United States Post Office Department

Commonwealth of Massachusetts

Department of Public Works

Department of The Attorney General

Metropolitan District Commission

Metropolitan Transit Authority

Massachusetts Bay Transportation Authority

Massachusetts Turnpike Authority

Massachusetts Port Authority

Boston Redevelopment Authority

Government Center Project

Washington Park Project

Downtown — Waterfront Project

Brookline Redevelopment Authority

Farm Project

Real Estate Consultant — Marsh Project

Lowell Redevelopment Authority

Northern Canal Project

Town of Dedham, Massachusetts

Town of Needham, Massachusetts

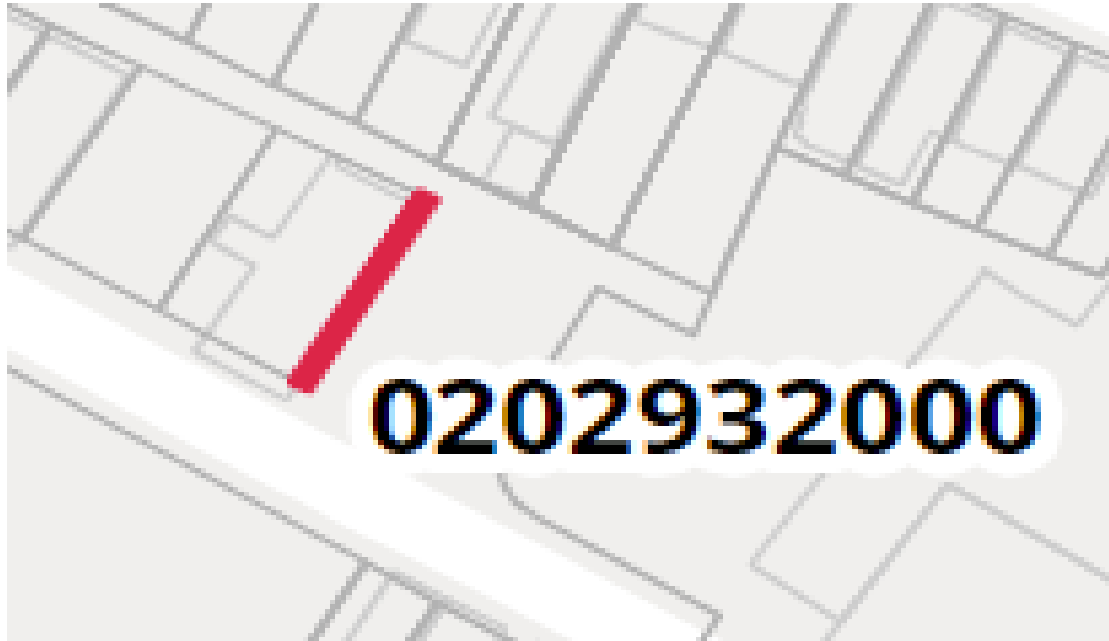
Town of Lexington, Massachusetts

BPDA Owned Land



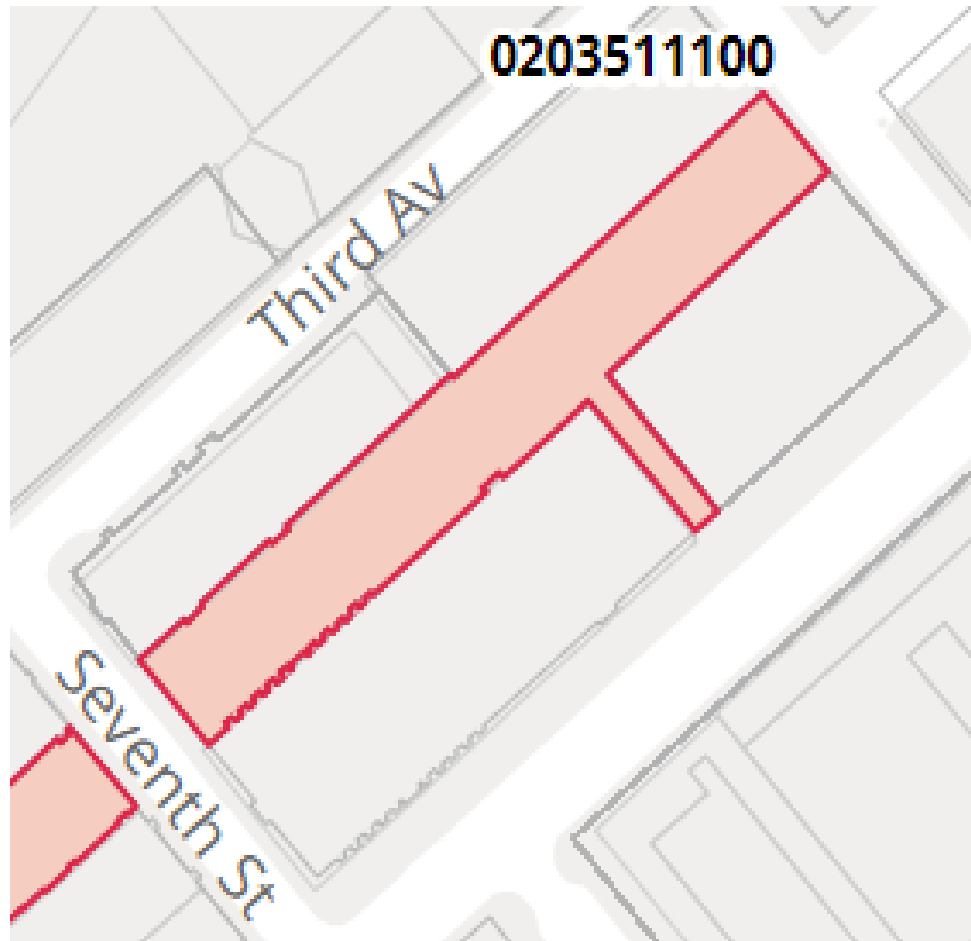
**boston planning &
development agency**

15 Hickory Ave

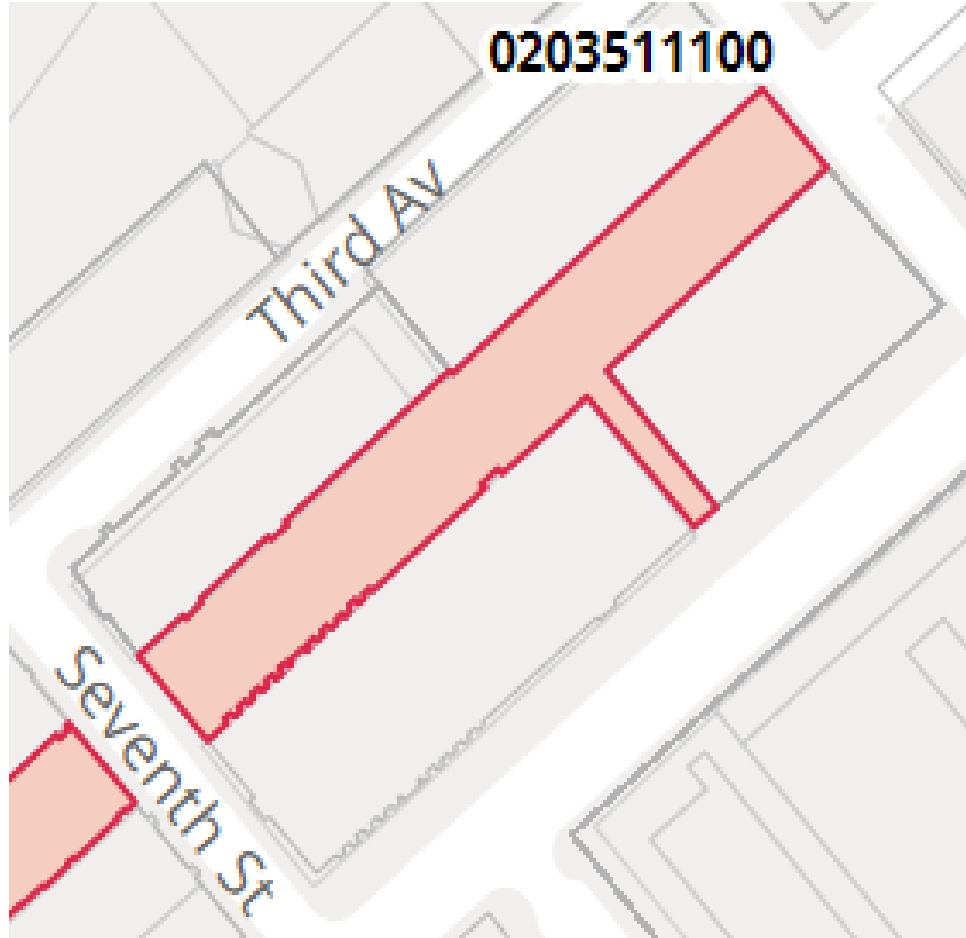


**boston planning &
development agency**

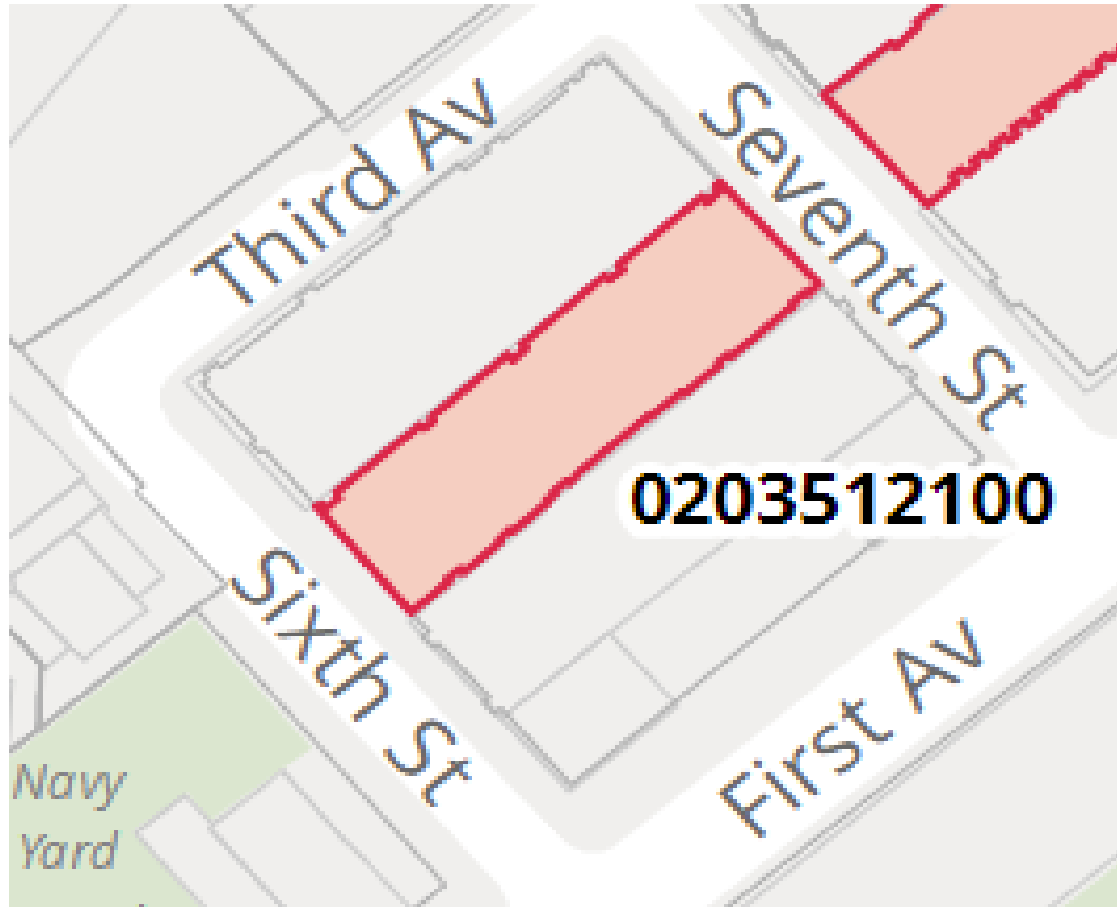
Six/Seventh St.



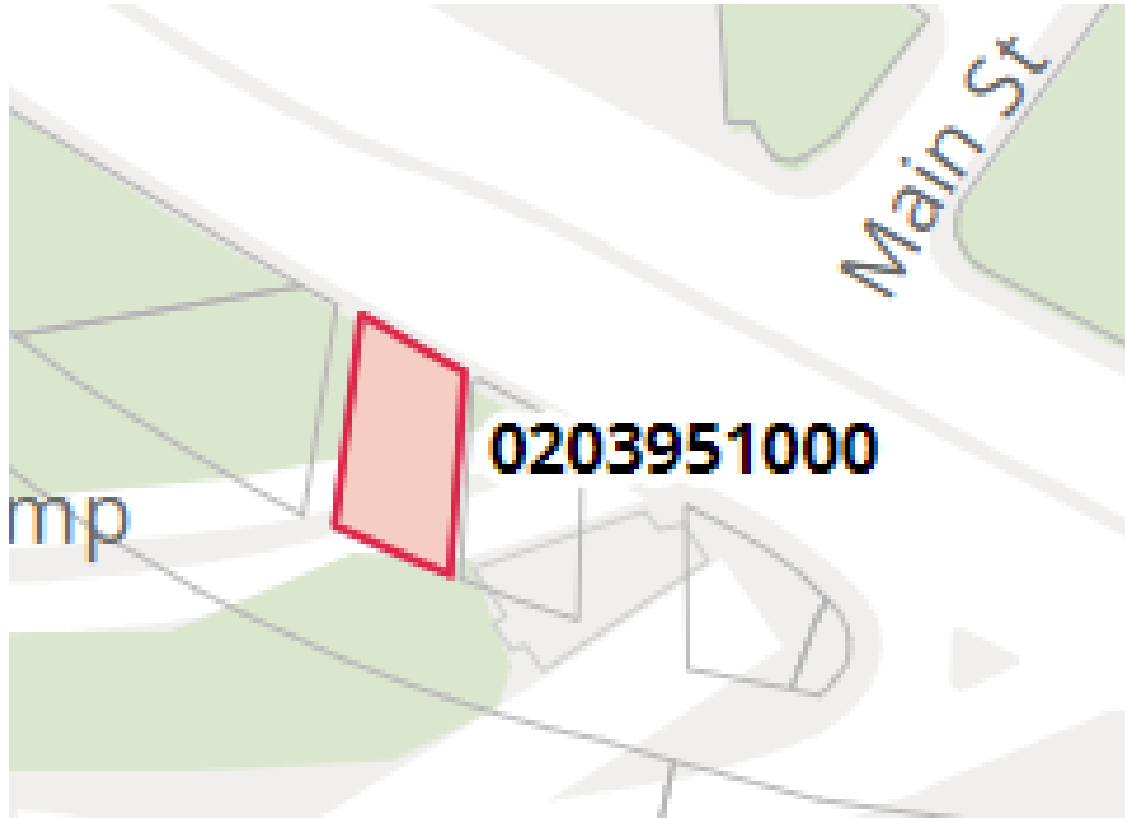
0 Seventh St.



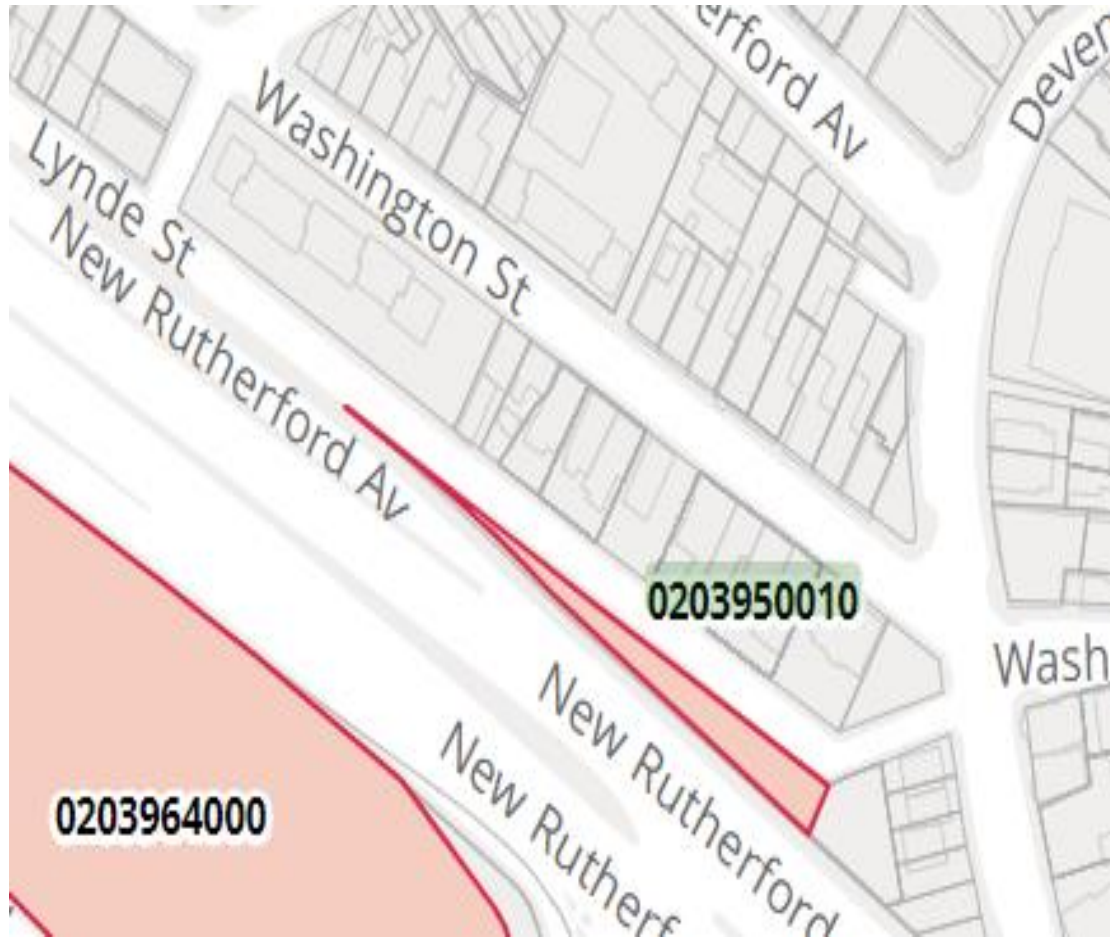
0 Sixth St.



0 Front St.



Lynde St.

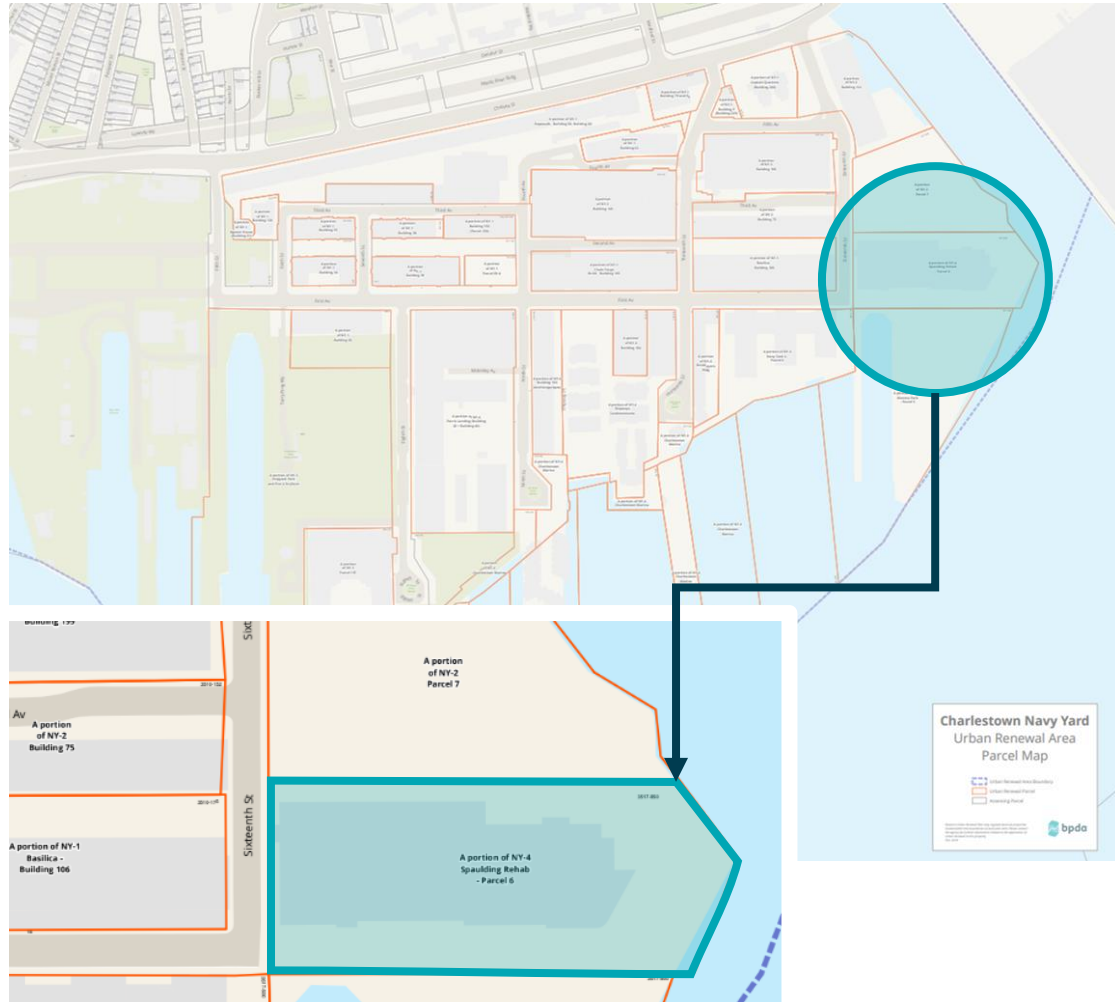


BPDA Urban Renewal Parcels

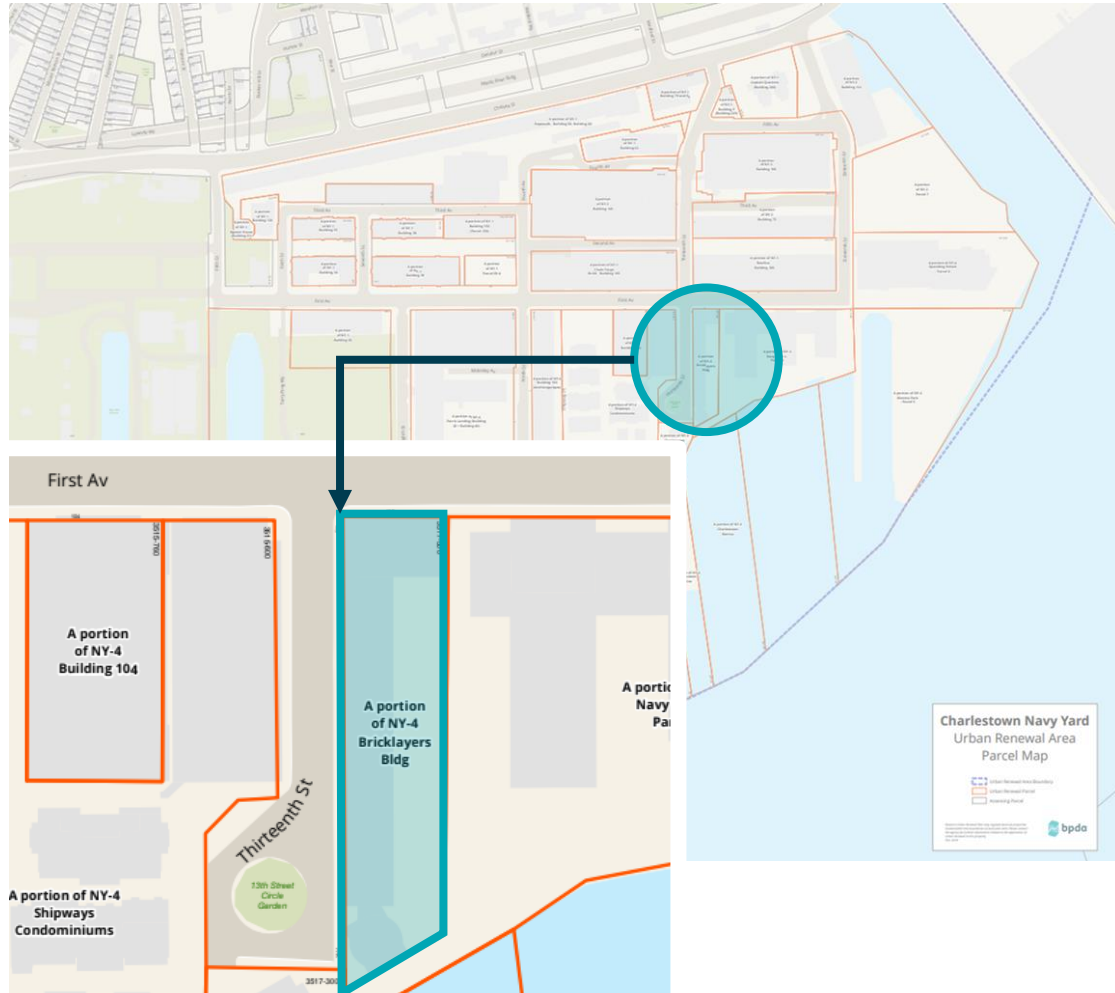


**boston planning &
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Portion of NY- 4 Spaulding Rehabilitation Hospital - Parcel 6



A Portion of NY-4 Charlestown Navy Yard Rowhouses



Main Street Townhouses

Parcels R-42 A - E



Peter Looney Park

Parcel R-18/Old Rutherford Avenue



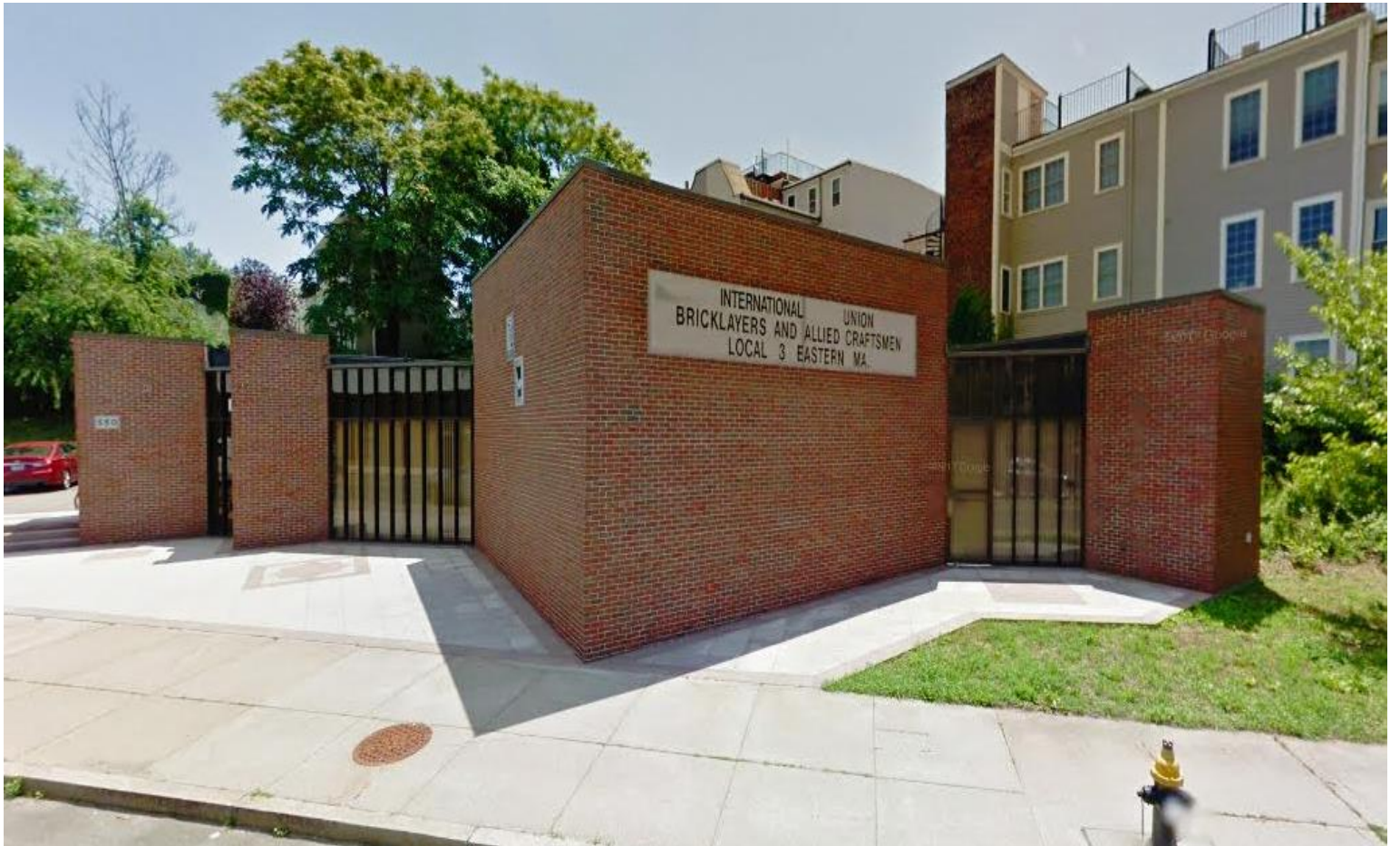
Gatehouse 75

Parcel R-2A-1



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development agency**

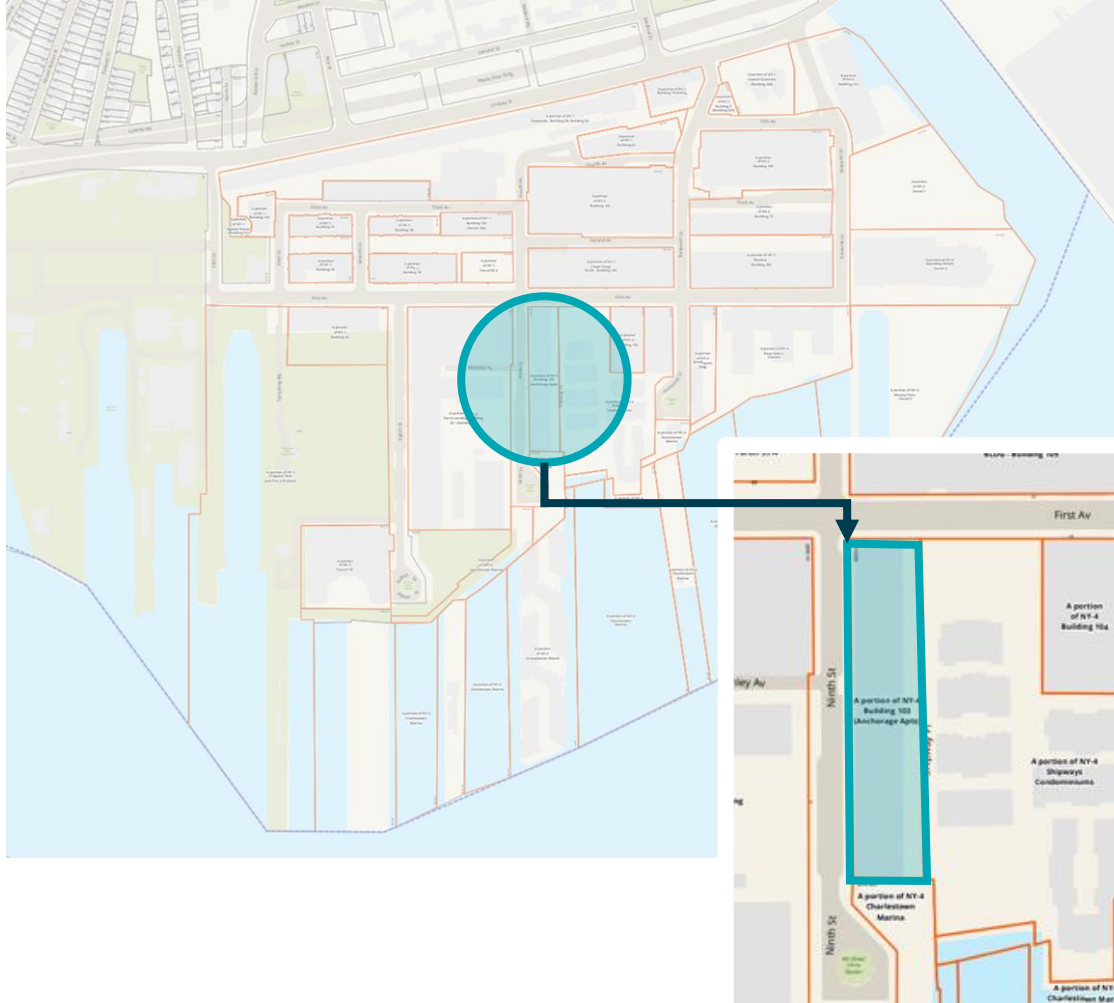
Bricklayers Parcels R4A and R4D



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development agency**

A Portion of NY-4

Anchorage Apartments Building 103



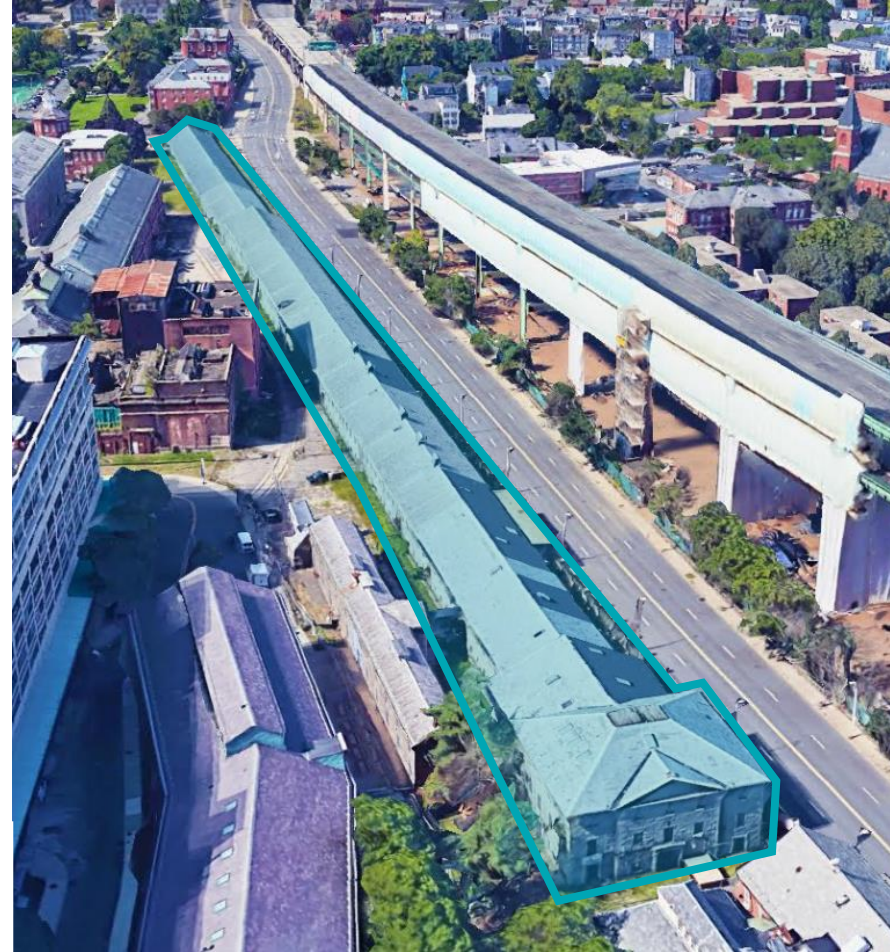
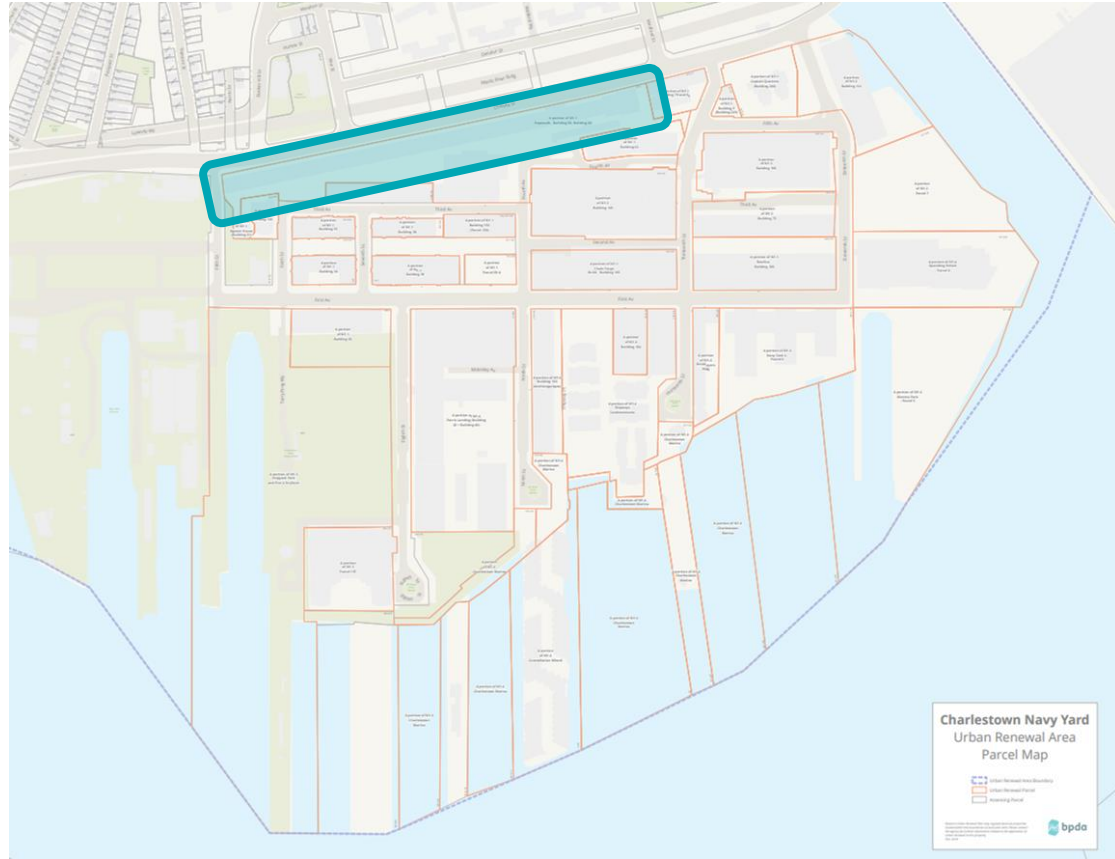
Charlestown Police Station



**boston planning &
development agency**

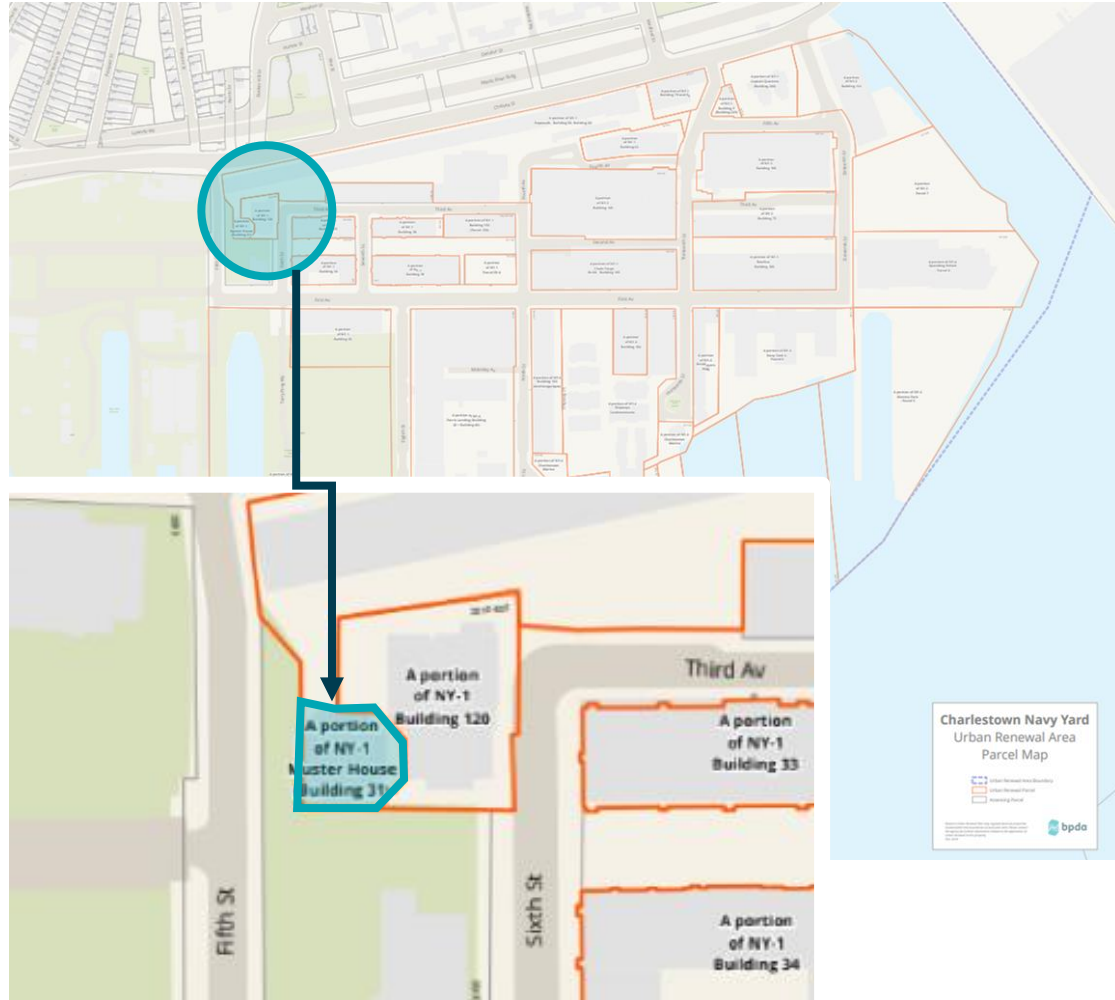
A Portion of NY-1

Ropewalk - Building 58 + 60

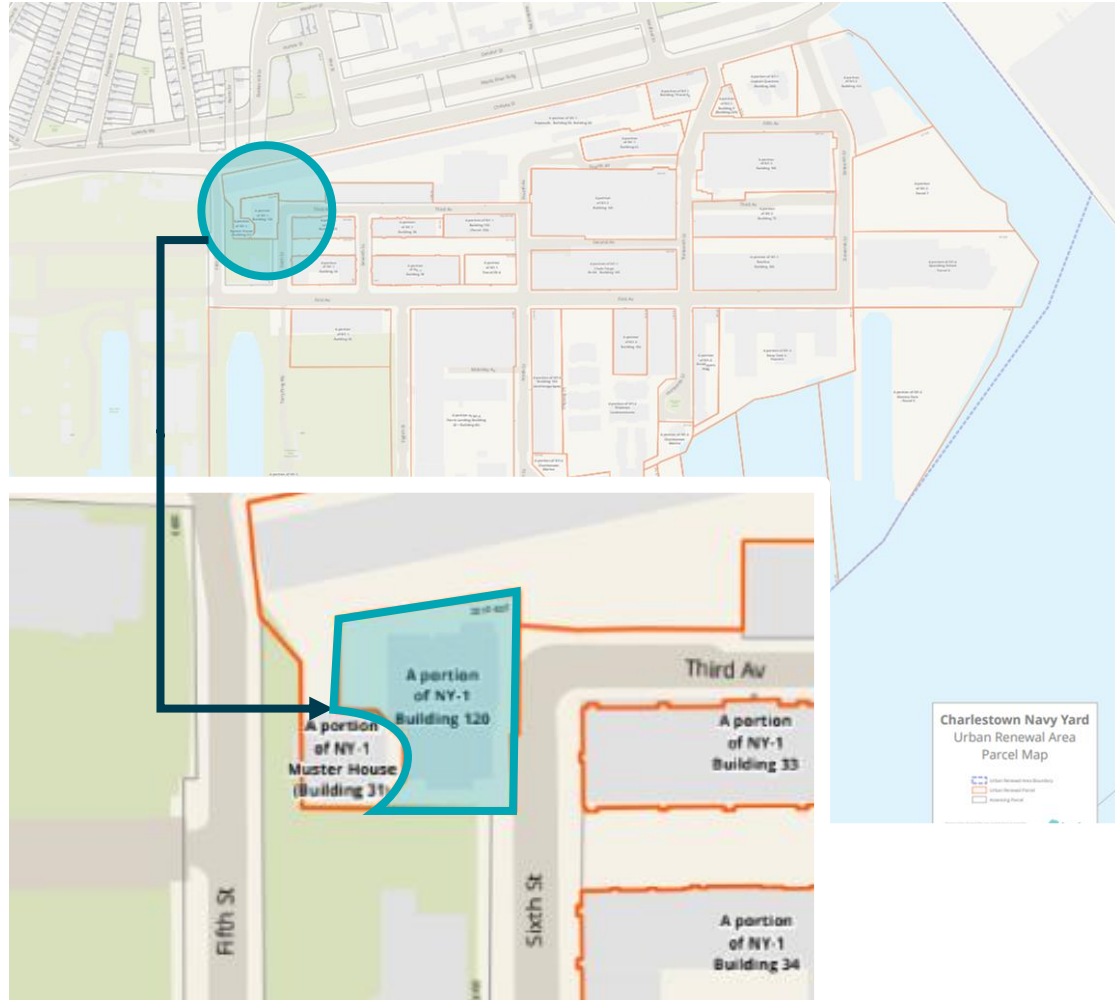


A Portion of NY-1

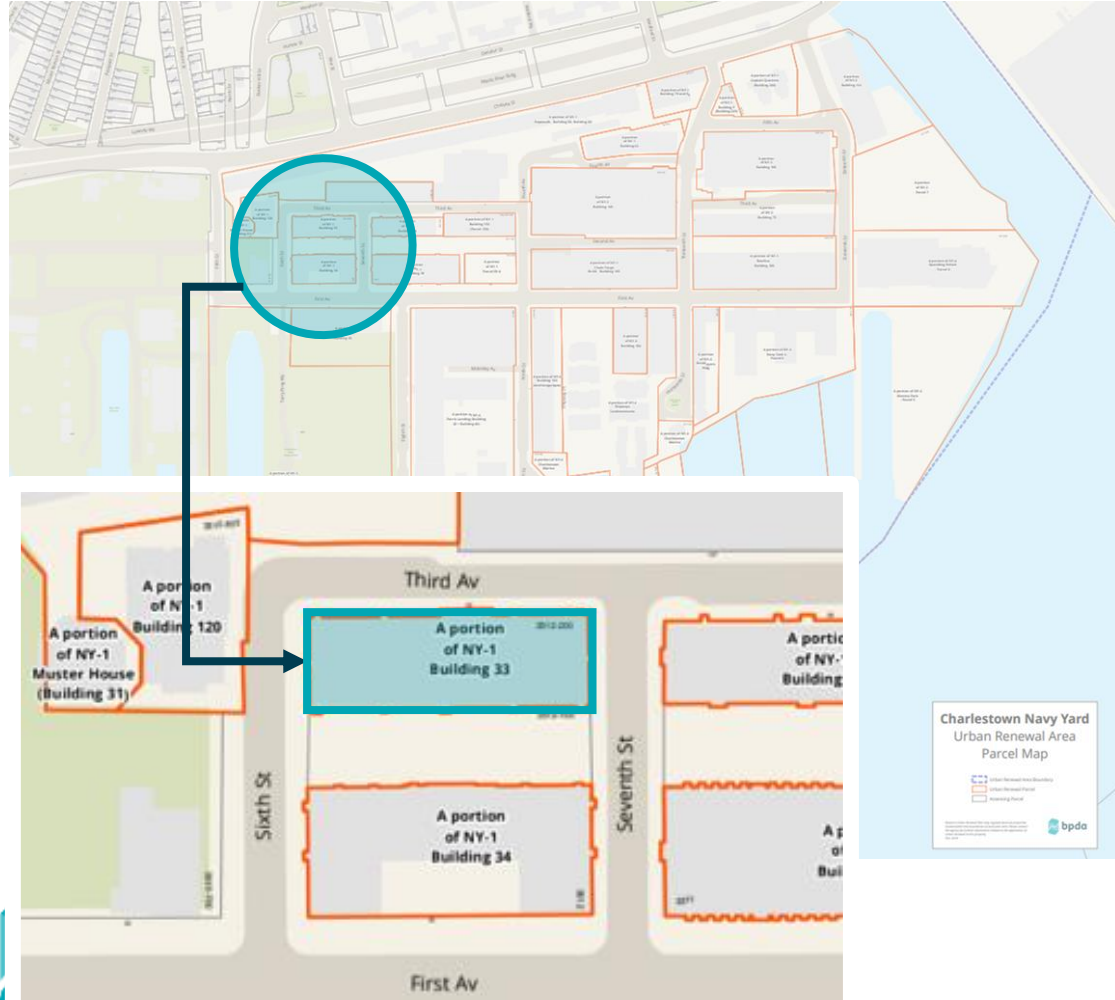
Muster House Building 31



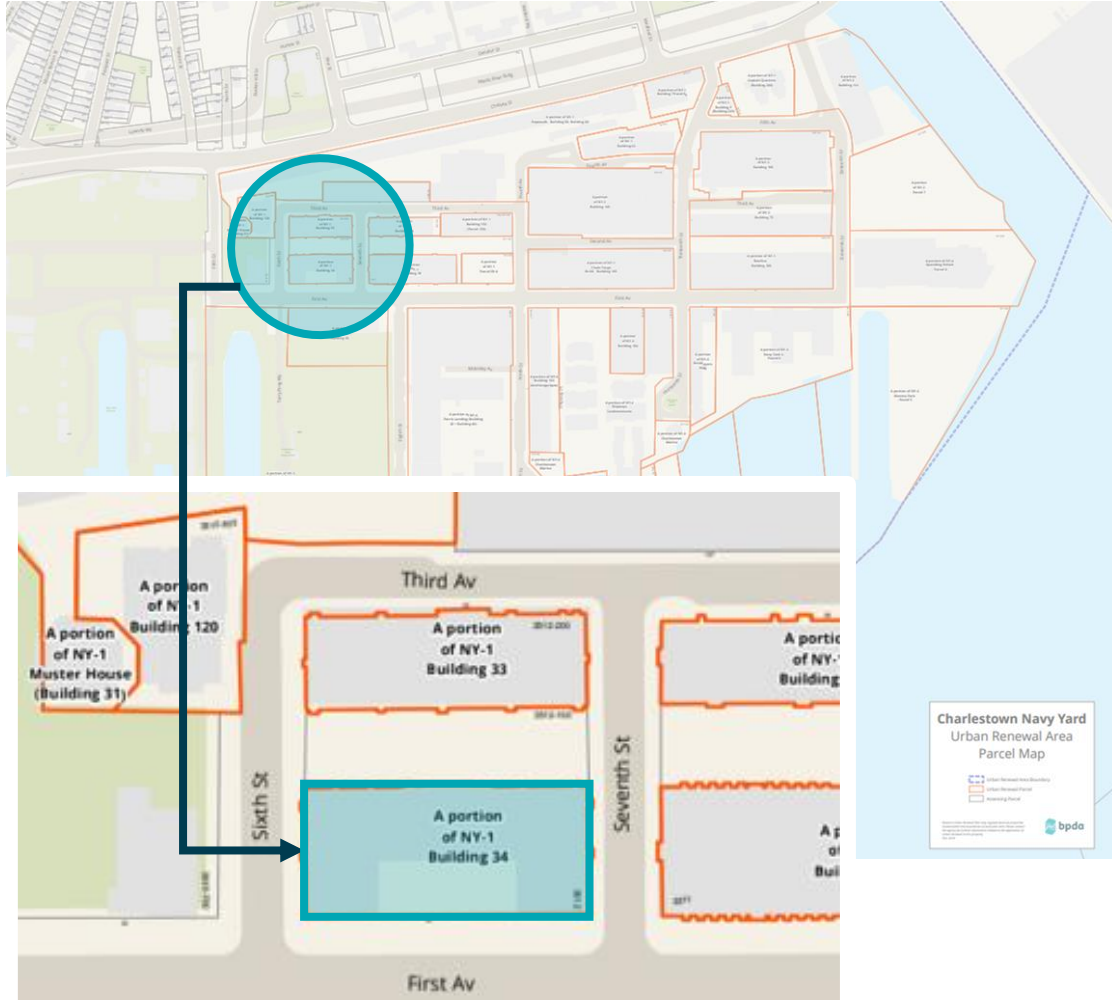
A Portion of NY-1 Building 120



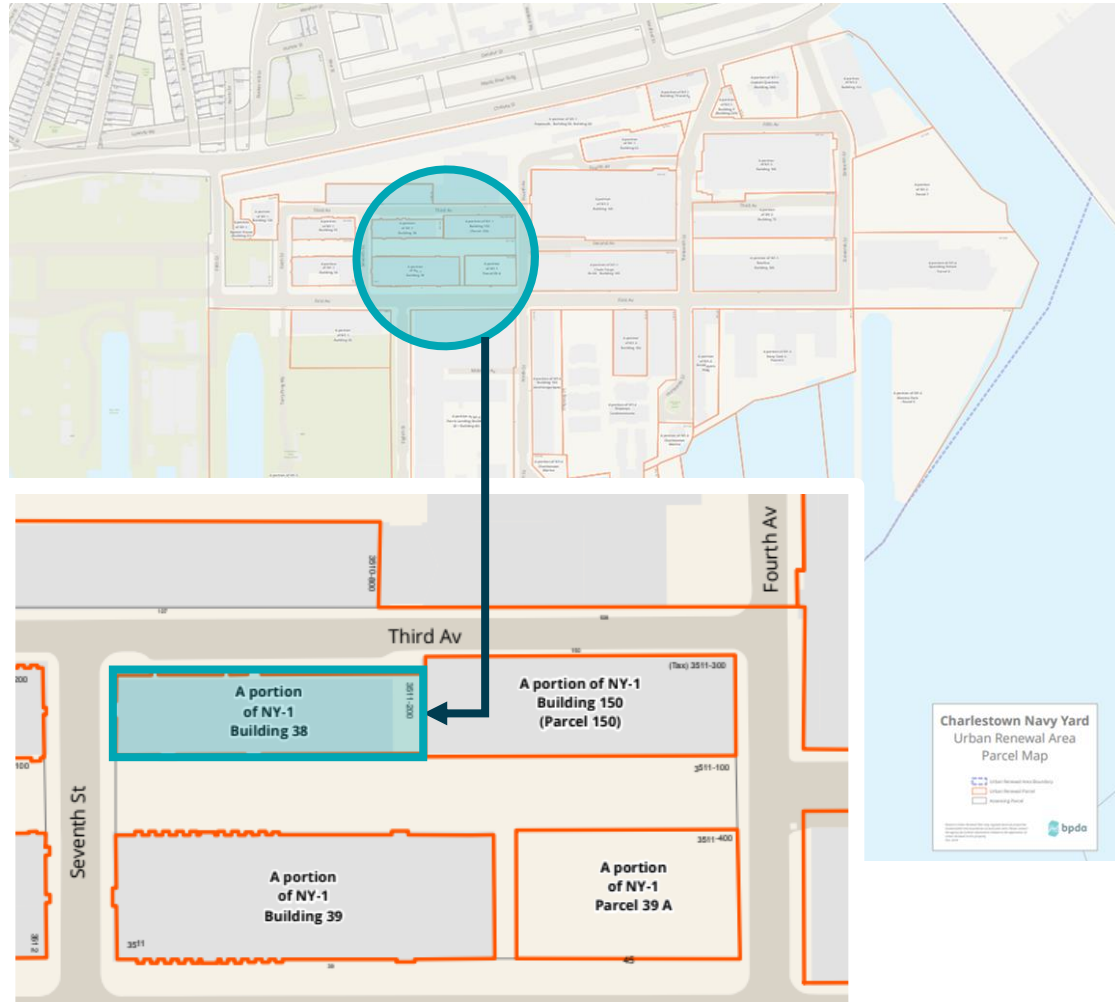
A Portion of NY-1 Building 33



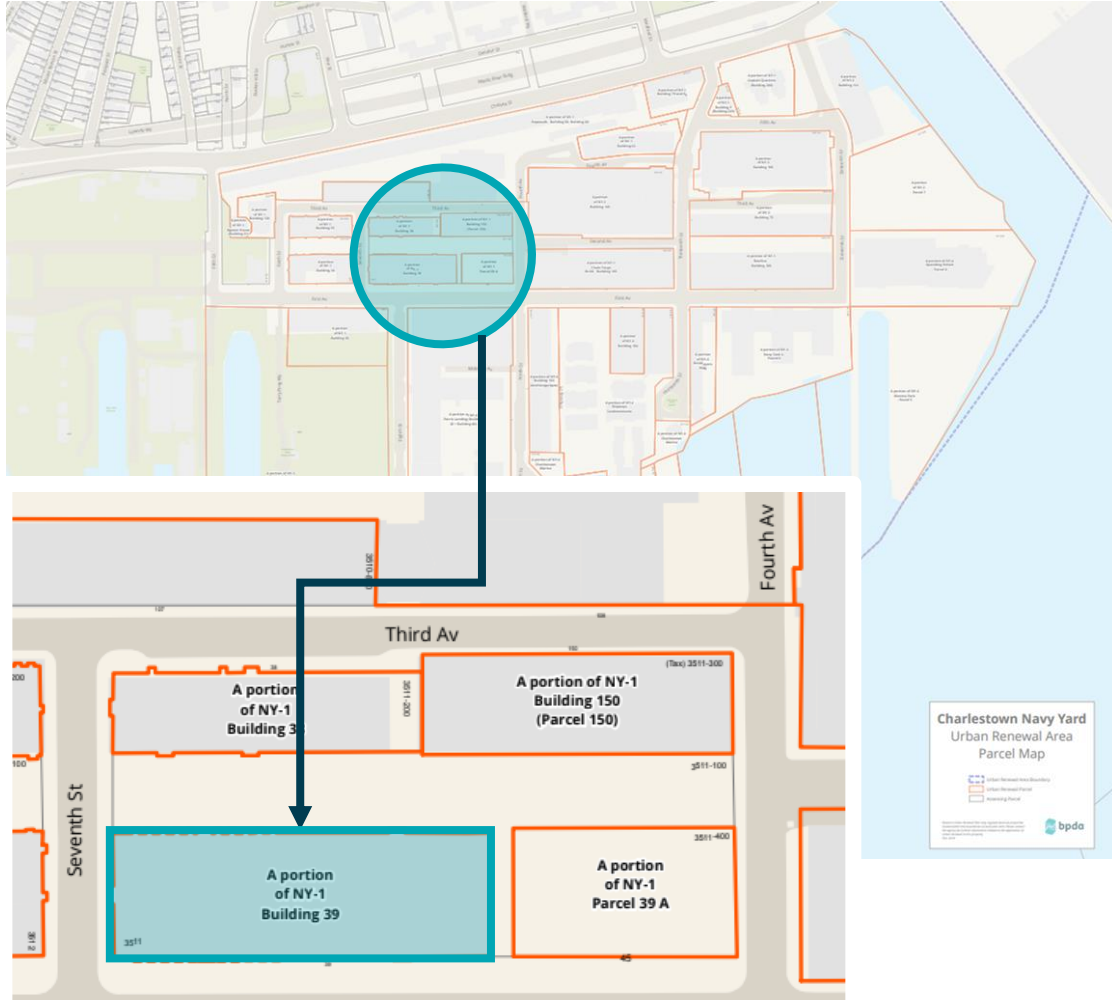
A Portion of NY-1 Building 34



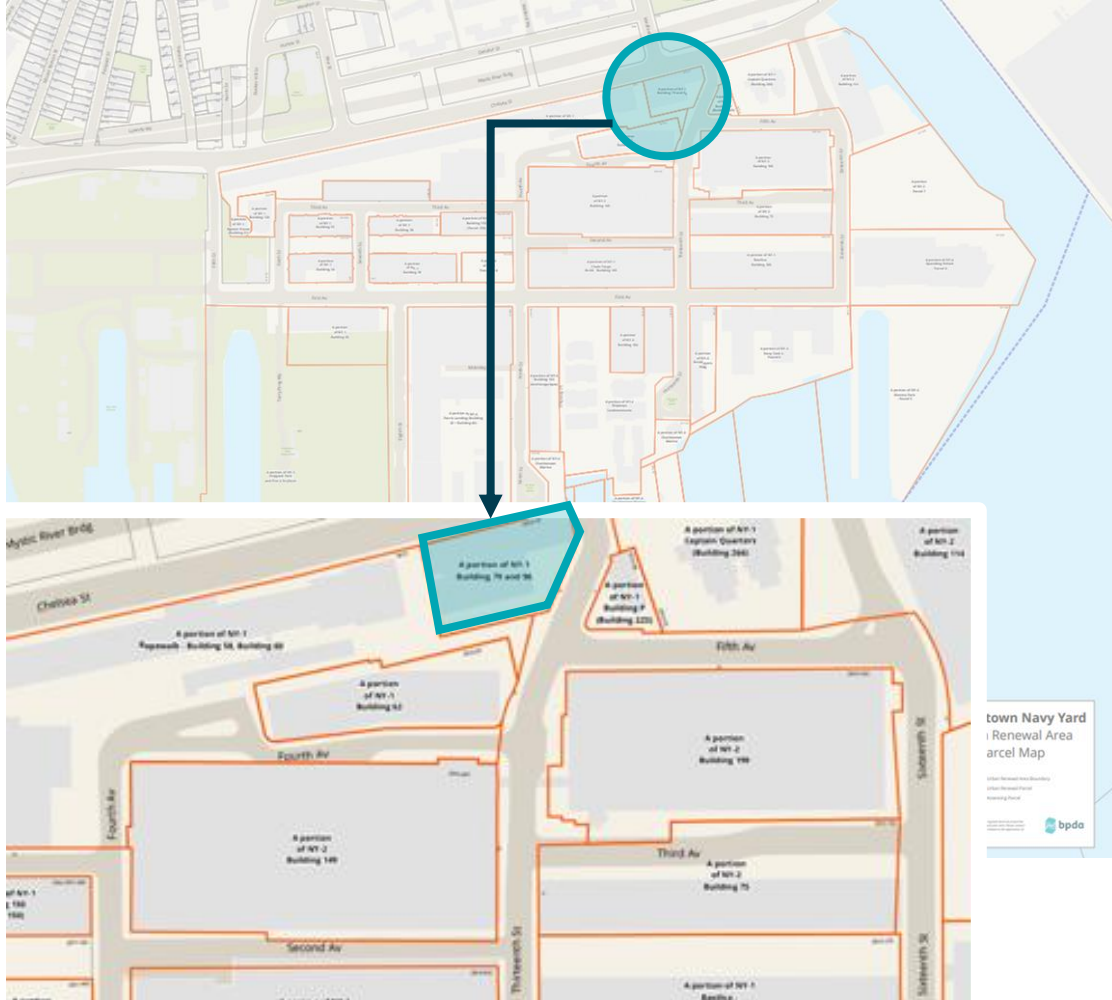
A Portion of NY-1 Building 38



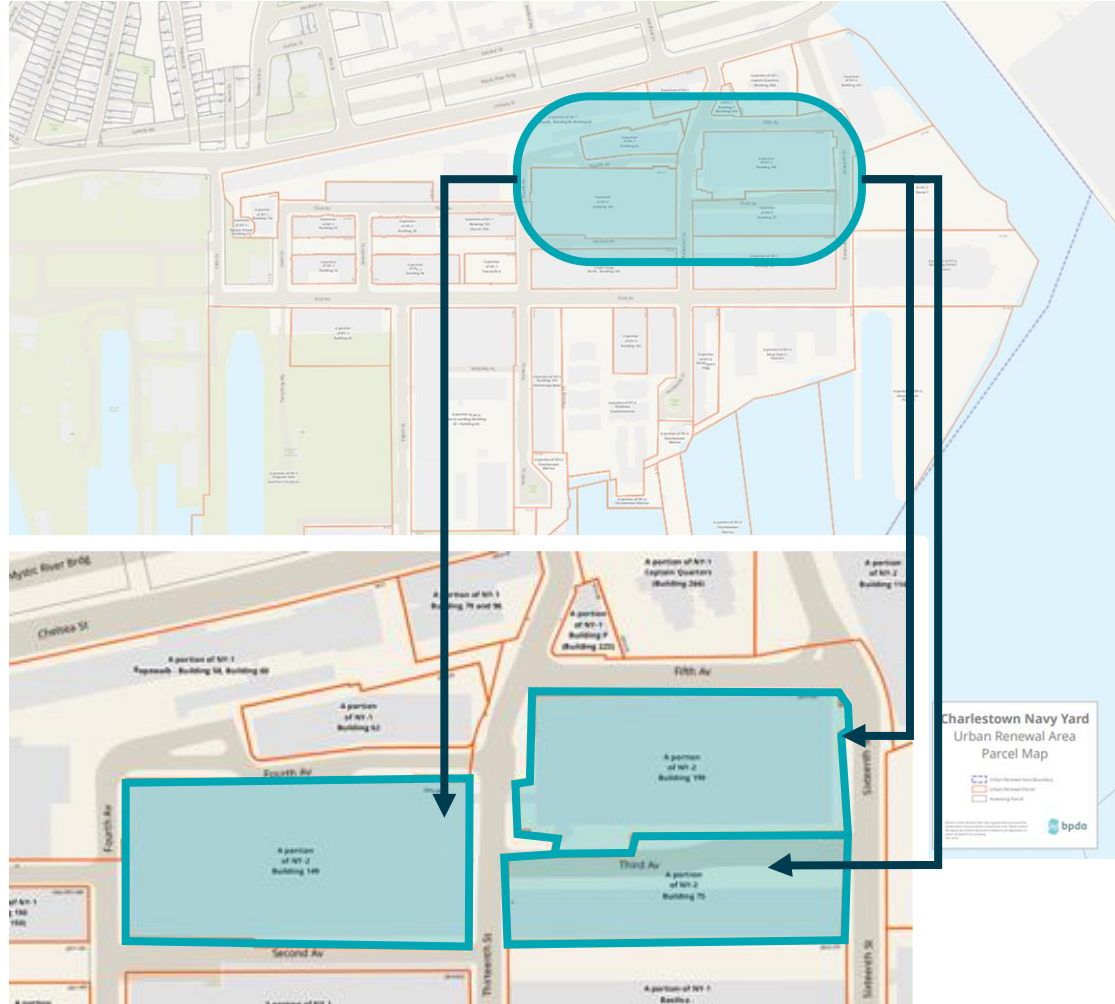
A Portion of NY-1 Building 39



A Portion of NY-1 Building 79 and 96

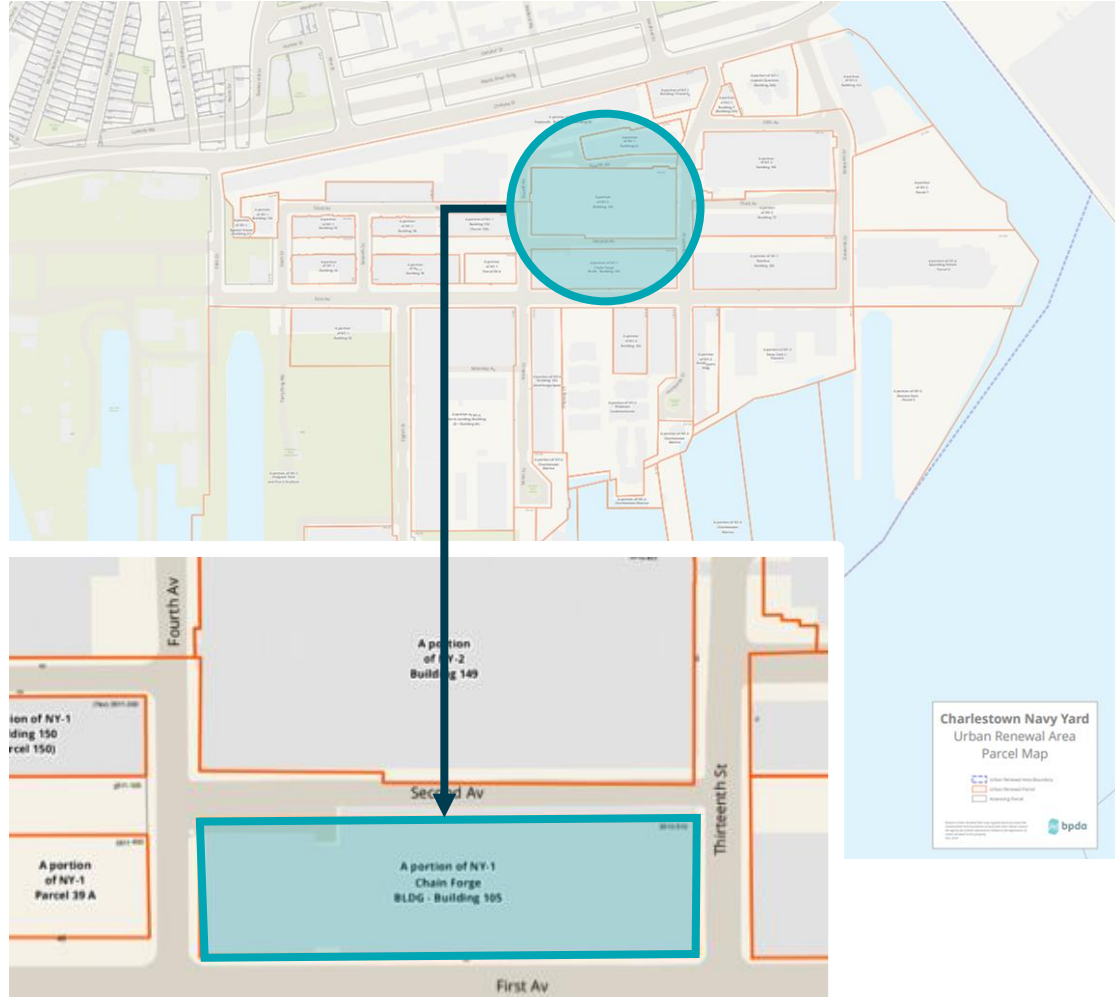


A Portion of NY-2 Buildings 149, 199 and 75

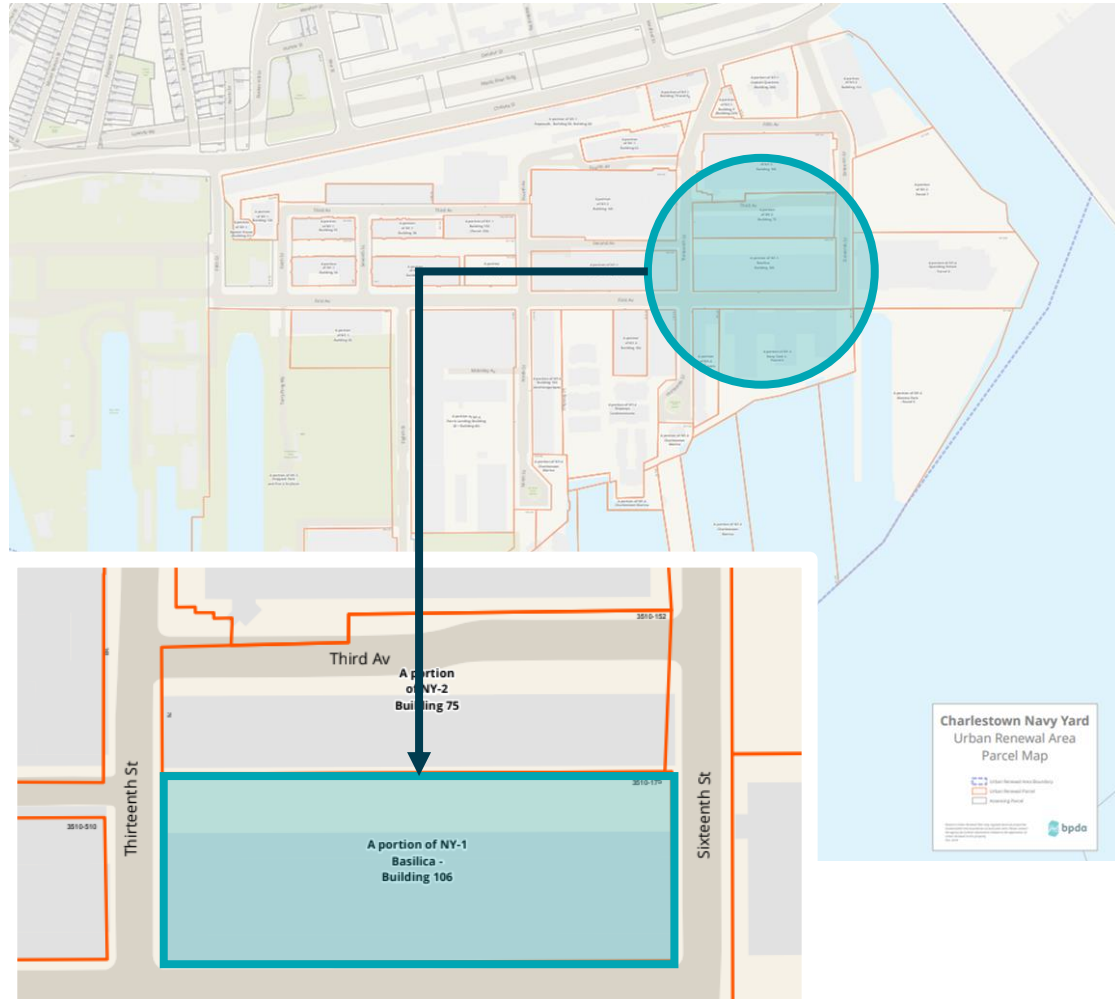


A Portion of NY-1

Chain Forge Building 105

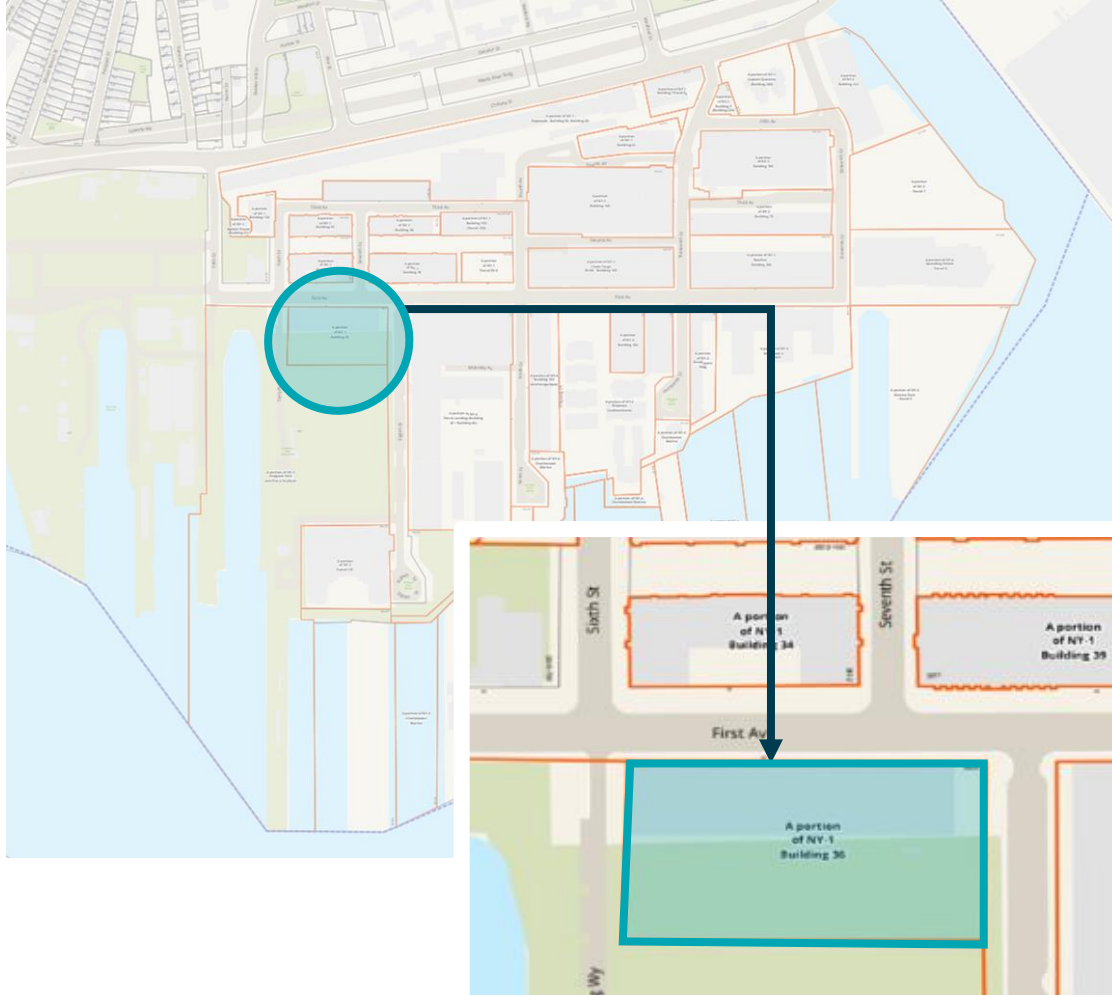


A Portion of NY-1 Basilica-Building 106

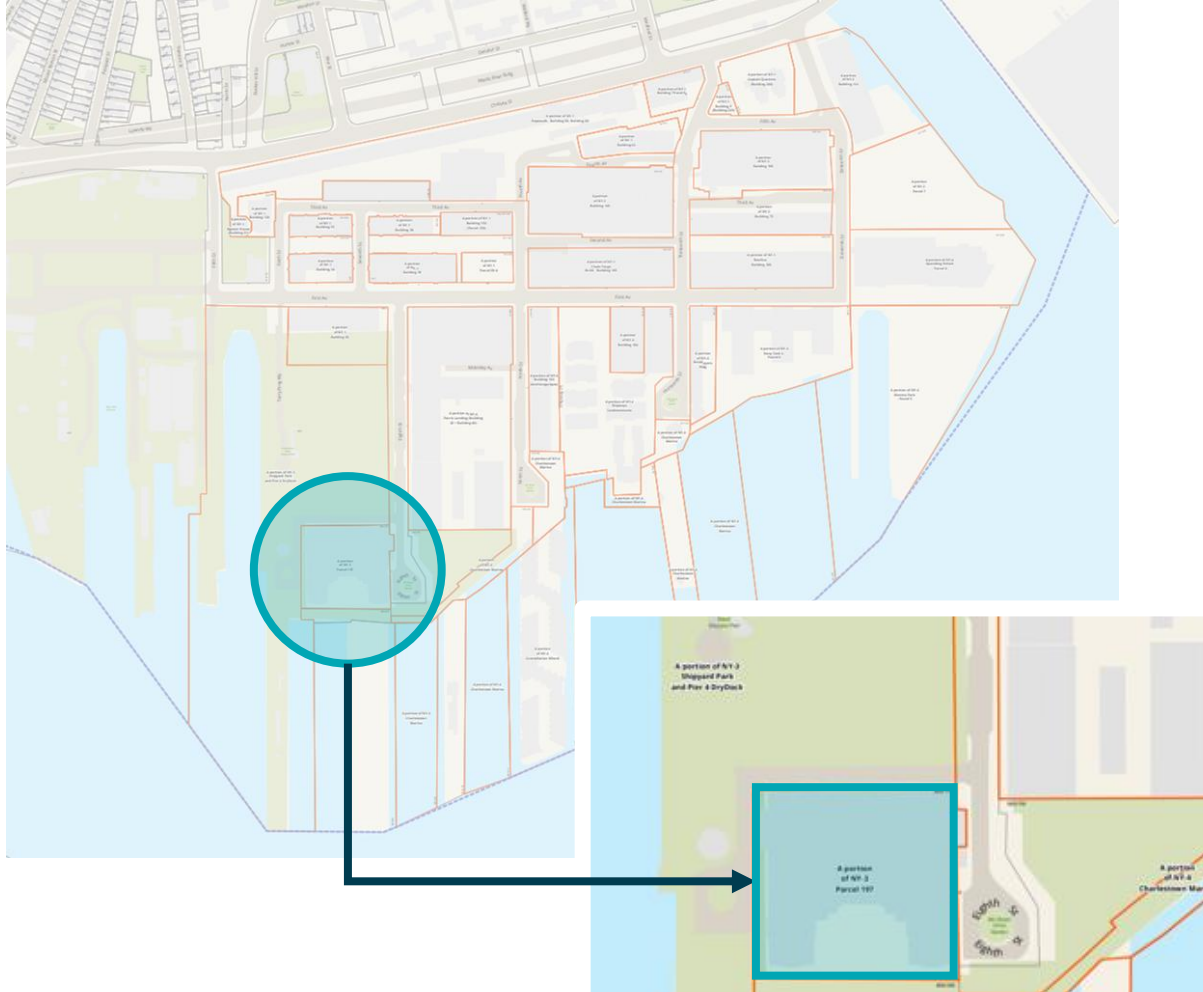


A Portion of NY-1

Building 36



A Portion of NY-4 Flagship Wharf Building 197



A Portion of NY- 4

Parris Landing Building 40 + 42

