Urban Renewal: Charlestown

February 27th, 2020
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

boston planning & development agency
Introduction
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

# Families in Structure

5 Homestead Place
Mr. Frank Zintz (so) 159 Coolidge St., Brookline
Mrs. Ruth Giolite (t)
Mr. Archie L. Moors (t) 47
Mr. Joseph Solnick (t) 56

7 Homestead Place
Mr. Frank Zintz (so)
Mrs. Ruth Beston (t) 45
Mr. Douglas Hancom (t) 47
Mr. Edward J. MacKenzie (t) 23
My Background
How Urban Renewal Affected My Life:
Urban Renewal Community Process
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.
Urban Renewal Background
1940 - 1949

Setting the Stage for Urban Renewal
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
Eisenhower Amendment for Federal Housing Act

Boston’s First Urban Renewal Plan: New York Streets

1949

Federal Housing Act

West End

Boston Redevelopment Authority formed as Successor to Boston Housing Authority

1957

North Harvard and Tremont Mason

1954

1958

1962

1963 - 65

Government Center, Downtown Waterfront, Charlestown, Fenway, South Cove, South End, and Washington Park

1968

Central Business Districts (Boylston Essex, School Franklin, South Station) and St. Botolph

1970 - 73

Housing and Community Development Act of 1974

1974

1980

Brunswick King, Campus High School, Central Business District (Bedford West), Kittredge Square, Park Plaza and Summer Street

North Station

1968 - 65

1974 - 73
1949

American Housing Act
Origin of Urban Renewal

boston planning & development agency
• 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 Truman
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 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)
What Was Learned?

- Emotional toll of displacement.
- Lack of voice for poor.
1960 - 1970

Urban Renewal In Boston
“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
1960’s

Charlestown
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.
Charlestown Navy Yard

- The Navy Yard begins process of closing.
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 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
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.
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 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 power and water mains repaired and improved.

The tree planting program that has helped beautify Charlestown streets in recent years will be continued and expanded.
Restoration of Gas Lamps & Removal of Billboards
Relocation of Traffic Away from the Neighborhood
$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.
Charlestown Urban Renewal Plan is Approved
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

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass. 3-55, was adopted on March 25, 1955, 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. 3-55; 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

RESOLVED, that the Authority hereby hereby attaches to the above amendments.
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
2020

How Is Urban Renewal Used Today?
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.
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
- **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 vacant industrial and manufacturing buildings.

**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**

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

**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 Renewal Area.

Source: New York Housing Conference.
BPDA: Urban Renewal Action Plan
An Order Regarding the Promotion of Community Development in the City of Boston

The City of Boston has enacted policies to promote the overall growth and development of the neighborhoods and provide jobs for the residents to live, work, and succeed economically.

The results of this activity are visible in the increased home values and tax revenues, as well as new jobs, schools, and other public facilities, leading to Boston's reputation as one of the world's most vibrant and livable cities.

While much progress has been made, there are many vacant and underutilized parcels.

The City's urban renewal program has initiated great change in the City's central business district and neighborhoods, creating new opportunities for many of Boston's residents, as well as the urban renewal program's appropriate role in the overall urban renewal and underutilized parcels.

The City of Boston has been the subject of a number of lawsuits and legal challenges, which have ultimately led to the city's approval of the urban renewal program.

Federal funding for urban renewal was first allocated in the mid-1960s, leaving many struggling communities to complete the goals and objectives of the plan.

New England suffered a number of economic downturns in the intervening years, including the 1970s, 1980s, 1990s, and 2000s.

Despite the best efforts of the City and the BRA, urban renewal has been slow and difficult, often resulting in a lack of progress.

By their provisions, the plan and the powers conferred and programs set forth in section 206 shall be extended, and

NOW THEREFORE IT IS

ORDERED: The BRA shall give notice of the hearing to be held on the first day of any proposed hearing of the proposed action, at which time objections to the action may be filed.

FURTHERMORE: The BRA shall give notice of the hearing to be held on the first day of any proposed action, at which time objections to the action may be filed.

NOW THEREFORE IT IS

ORDERED: That the Council shall submit a report to the City Council on the progress of the urban renewal program.

FURTHERMORE: The BRA shall give notice of the hearing to be held on the first day of any proposed action, at which time objections to the action may be filed.

NOW THEREFORE IT IS

ORDERED: That the Council shall submit a report to the City Council on the progress of the urban renewal program.

FURTHERMORE: The BRA shall give notice of the hearing to be held on the first day of any proposed action, at which time objections to the action may be filed.

NOW THEREFORE IT IS

ORDERED: That the Council shall submit a report to the City Council on the progress of the urban renewal program.

FURTHERMORE: The BRA shall give notice of the hearing to be held on the first day of any proposed action, at which time objections to the action may be filed.

NOW THEREFORE IT IS

ORDERED: That the Council shall submit a report to the City Council on the progress of the urban renewal program.

FURTHERMORE: The BRA shall give notice of the hearing to be held on the first day of any proposed action, at which time objections to the action may be filed.

NOW THEREFORE IT IS

ORDERED: That the Council shall submit a report to the City Council on the progress of the urban renewal program.

FURTHERMORE: The BRA shall give notice of the hearing to be held on the first day of any proposed action, at which time objections to the action may be filed.

NOW THEREFORE IT IS

ORDERED: That the Council shall submit a report to the City Council on the progress of the urban renewal program.

FURTHERMORE: The BRA shall give notice of the hearing to be held on the first day of any proposed action, at which time objections to the action may be filed.

NOW THEREFORE IT IS

ORDERED: That the Council shall submit a report to the City Council on the progress of the urban renewal program.

FURTHERMORE: The BRA shall give notice of the hearing to be held on the first day of any proposed action, at which time objections to the action may be filed.

NOW THEREFORE IT IS

ORDERED: That the Council shall submit a report to the City Council on the progress of the urban renewal program.

FURTHERMORE: The BRA shall give notice of the hearing to be held on the first day of any proposed action, at which time objections to the action may be filed.

NOW THEREFORE IT IS

ORDERED: That the Council shall submit a report to the City Council on the progress of the urban renewal program.

FURTHERMORE: The BRA shall give notice of the hearing to be held on the first day of any proposed action, at which time objections to the action may be filed.

NOW THEREFORE IT IS

ORDERED: That the Council shall submit a report to the City Council on the progress of the urban renewal program.

FURTHERMORE: The BRA shall give notice of the hearing to be held on the first day of any proposed action, at which time objections to the action may be filed.

NOW THEREFORE IT IS

ORDERED: That the Council shall submit a report to the City Council on the progress of the urban renewal program.

FURTHERMORE: The BRA shall give notice of the hearing to be held on the first day of any proposed action, at which time objections to the action may be filed.

NOW THEREFORE IT IS

ORDERED: That the Council shall submit a report to the City Council on the progress of the urban renewal program.

FURTHERMORE: The BRA shall give notice of the hearing to be held on the first day of any proposed action, at which time objections to the action may be filed.

NOW THEREFORE IT IS

ORDERED: That the Council shall submit a report to the City Council on the progress of the urban renewal program.

FURTHERMORE: The BRA shall give notice of the hearing to be held on the first day of any proposed action, at which time objections to the action may be filed.

NOW THEREFORE IT IS

ORDERED: That the Council shall submit a report to the City Council on the progress of the urban renewal program.

FURTHERMORE: The BRA shall give notice of the hearing to be held on the first day of any proposed action, at which time objections to the action may be filed.

NOW THEREFORE IT IS

ORDERED: That the Council shall submit a report to the City Council on the progress of the urban renewal program.

FURTHERMORE: The BRA shall give notice of the hearing to be held on the first day of any proposed action, at which time objections to the action may be filed.

NOW THEREFORE IT IS

ORDERED: That the Council shall submit a report to the City Council on the progress of the urban renewal program.

FURTHERMORE: The BRA shall give notice of the hearing to be held on the first day of any proposed action, at which time objections to the action may be filed.

NOW THEREFORE IT IS

ORDERED: That the Council shall submit a report to the City Council on the progress of the urban renewal program.

FURTHERMORE: The BRA shall give notice of the hearing to be held on the first day of any proposed action, at which time objections to the action may be filed.

NOW THEREFORE IT IS

ORDERED: That the Council shall submit a report to the City Council on the progress of the urban renewal program.

FURTHERMORE: The BRA shall give notice of the hearing to be held on the first day of any proposed action, at which time objections to the action may be filed.

NOW THEREFORE IT IS

ORDERED: That the Council shall submit a report to the City Council on the progress of the urban renewal program.

FURTHERMORE: The BRA shall give notice of the hearing to be held on the first day of any proposed action, at which time objections to the action may be filed.

NOW THEREFORE IT IS

ORDERED: That the Council shall submit a report to the City Council on the progress of the urban renewal program.

FURTHERMORE: The BRA shall give notice of the hearing to be held on the first day of any proposed action, at which time objections to the action may be filed.

NOW THEREFORE IT IS

ORDERED: That the Council shall submit a report to the City Council on the progress of the urban renewal program.

FURTHERMORE: The BRA shall give notice of the hearing to be held on the first day of any proposed action, at which time objections to the action may be filed.

NOW THEREFORE IT IS

ORDERED: That the Council shall submit a report to the City Council on the progress of the urban renewal program.

FURTHERMORE: The BRA shall give notice of the hearing to be held on the first day of any proposed action, at which time objections to the action may be filed.

NOW THEREFORE IT IS

ORDERED: That the Council shall submit a report to the City Council on the progress of the urban renewal program.

FURTHERMORE: The BRA shall give notice of the hearing to be held on the first day of any proposed action, at which time objections to the action may be filed.

NOW THEREFORE IT IS

ORDERED: That the Council shall submit a report to the City Council on the progress of the urban renewal program.

FURTHERMORE: The BRA shall give notice of the hearing to be held on the first day of any proposed action, at which time objections to the action may be filed.

NOW THEREFORE IT IS

ORDERED: That the Council shall submit a report to the City Council on the progress of the urban renewal program.

FURTHERMORE: The BRA shall give notice of the hearing to be held on the first day of any proposed action, at which time objections to the action may be filed.
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 Lannella 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).
<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>
</tr>
</thead>
<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>
</tbody>
</table>
Calendar for Community Meetings

News & Calendar

Pier 4, Pier 5, and Pump House Public Meeting

Oct 22, 2019
6:00 PM - 8:00 PM

Contact Name:
Morgan McDaniel

Contact Email Address:
Morgan.E.McDaniel@Boston.gov

Type:
Public Meeting

Location:
300 1st Avenue
Conference Center B
Charlestown, MA 02129

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.

Contact Phone:
617.918.6250

Related

Neighborhoods
Charlestown
Updated Records Management System

The BPDA recently uploaded Urban Renewal Records to Box, a cloud content management and file sharing service.
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
Land Disposition Agreement Inventory
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.
This Land Disposition Agreement only allows for Open Space.
<table>
<thead>
<tr>
<th>Category</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>Leases</td>
<td>21</td>
</tr>
<tr>
<td>LDAs</td>
<td>290</td>
</tr>
<tr>
<td>Deeds Only</td>
<td>37</td>
</tr>
<tr>
<td>Regulatory Agreement</td>
<td>1</td>
</tr>
<tr>
<td>Total URA Parcels</td>
<td>377</td>
</tr>
</tbody>
</table>
Charlestown
Urban
Renewal
Parcels
With
Land Use
Restrictions
C-10
Knights of Columbus
Charlestown Urban Renewal Parcels with Affordable Housing
Mishawum Park Housing

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
A Portion of NY-4
Menino Park - Parcel 5
Gardens for Charlestown
Parcel P-2A-3
59B-2
Washington St
Housing on Charlestown Urban Renewal Parcels
A Portion of NY-4
Harborview - Parcel 4
R-1A, R-1B, R-1C
Charles-Newtown Co-Op
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)
Public Use Parcels
Engine 32 Firehouse
Charlestown Branch Library

Parcel X-4
Harvard-Kent School
Parcel P-4
Charlestown High School, Community Center and Field

Parcel R-16
Bunker Hill Community College
Parcel P-15
A Portion of NY-3
Pier 4 + Shipyard Park
BPDA
Owned Land Inventory
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
0 Terminal St.
(New Lease)
Request for Proposals
Building 108
Charlestown Navy Yard, Boston, MA
BHCC Parking Lots

0203963050

0203964000
516 Main St. – RFP

boston planning & development agency
NY-4
Shipyard/Pier 4/Pier 5

boston planning & development agency
Nanny Goat Hill
Small Parcels
Why do we need Urban Renewal?
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.

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:

- Last renewed in August 2016
- Up for renewal in April 2022
• Land Use and Development

• LDA Restrictions

• Design Requirements
Next Steps:
Workshops
Urban Renewal Plan Boundaries
New Goals

Imagine Boston 2030 &
Plan: Charlestown
Climate Resiliency
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
Additional Information
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

<table>
<thead>
<tr>
<th>QUALIFICATIONS OF BERNARD SINGER</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>EDUCATION:</strong></td>
</tr>
<tr>
<td>Graduated 1936, Wharton School, University of Pennsylvania, Major in Real Estate, B.S. in Economics.</td>
</tr>
</tbody>
</table>

| **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, 8th Air Force, South Pacific. |

<table>
<thead>
<tr>
<th>PARTIAL LIST OF CLIENTS:</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Government Agencies</strong></td>
</tr>
<tr>
<td>United States Post Office Department</td>
</tr>
<tr>
<td>Commonwealth of Massachusetts</td>
</tr>
<tr>
<td>Department of Public Works</td>
</tr>
<tr>
<td>Department of The Attorney General</td>
</tr>
<tr>
<td>Metropolitan District Commission</td>
</tr>
<tr>
<td>Metropolitan Transit Authority</td>
</tr>
<tr>
<td>Massachusetts Bay Transportation Authority</td>
</tr>
<tr>
<td>Massachusetts Turnpike Authority</td>
</tr>
<tr>
<td>Massachusetts Port Authority</td>
</tr>
<tr>
<td>Boston Redevelopment Authority</td>
</tr>
<tr>
<td>Government Center Project</td>
</tr>
<tr>
<td>Washington Park Project</td>
</tr>
<tr>
<td>Downtown — Waterfront Project</td>
</tr>
<tr>
<td>Brookline Redevelopment Authority</td>
</tr>
<tr>
<td>Farm Project</td>
</tr>
<tr>
<td>Real Estate Consultant — Marsh Project</td>
</tr>
<tr>
<td>Lowell Redevelopment Authority</td>
</tr>
<tr>
<td>Northern Canal Project</td>
</tr>
<tr>
<td>Town of Dedham, Massachusetts</td>
</tr>
<tr>
<td>Town of Needham, Massachusetts</td>
</tr>
<tr>
<td>Town of Lexington, Massachusetts</td>
</tr>
</tbody>
</table>
BPDA Owned Land
15 Hickory Ave

0202932000

boston planning &
development agency
Six/Seventh St.
0 Seventh St.
0 Sixth St.
BPDA Urban Renewal Parcels
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
Bricklayers
Parcels R4A and R4D
A Portion of NY-4
Anchorage Apartments Building 103
Charlestown Police Station
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