Urban Renewal Update

Boston City Council

March 2, 2018
Agenda

1. Recap of Prior City Council Updates
2. Zoning Viewer Update
3. Recap of Prior City Council LDA Updates
4. Update on Land Disposition Agreement Inventory
AN ORDER REGARDING THE PROMOTION OF COMMUNITY DEVELOPMENT IN THE CITY OF BOSTON

IN THE YEAR TWO THOUSAND SIXTEEN

NOW THEREFORE WHEREAS, the City of Boston has taken substantial steps towards the realization of various development and enhancement goals, including increases in the density of residential and commercial land uses, and improvements to public transportation and infrastructure; and

WHEREAS, the proposed plan is consistent with the City’s comprehensive development plans, including the City’s economic development strategies, and is in compliance with the City’s zoning and land use regulations; and

NOW THEREFORE BE IT

RESOLVED, by the City Council, in agreement with the City’s economic development strategies, and in compliance with the City’s zoning and land use regulations, and in agreement with the City’s economic development strategies, and in compliance with the City’s zoning and land use regulations, whereupon the City Council hereby finds and declares it to be in the best interests of the City to authorize the City Manager to approve the proposed plan, and to direct the City Manager to take such action as may be necessary to effectuate the purposes of this Ordinance, and to make such amendments to the City’s zoning and land use regulations as may be necessary to accommodate the proposed plan.

Approved: [Date]

[Signature]
City Clerk

Action Plan:
1. Conduct a study of the area and information pursuant to the NEPA by the City Manager. The report is expected to be completed by July 1, 2016.
2. Compile an inventory of existing and potential resources and activities within the proposed area. The inventory shall include, but not be limited to:
   a. Economic development strategies
   b. Transportation plans
   c. Environmental concerns
   d. Cultural and historical resources
3. The City Manager is hereby authorized to take such action as may be necessary to accommodate the proposed plan, and to make such amendments to the City’s zoning and land use regulations as may be necessary to accommodate the proposed plan.
4. The City Manager is hereby authorized to take such action as may be necessary to accommodate the proposed plan, and to make such amendments to the City’s zoning and land use regulations as may be necessary to accommodate the proposed plan.
Recap of Prior City Council
LDA Updates
Urban Renewal Background

Original Urban Renewal Areas
Urban Renewal Background

The 16 Existing Urban Renewal Plans

- South End
- Central Business District – School-Franklin
- Central Business District – Boylston-Essex
- Central Business District - South Station
- North Station
- Government Center
- Brunswick King
- Park Plaza

- South Cove
- Kittredge Square
- Washington Park
- Campus High School
- Fenway
- Downtown Waterfront
- Charlestown
- West End
Urban Renewal Background

Expired Urban Renewal Plans

- New York Streets
- North Harvard
- Whitney Street
- St. Botolph
- Central Business District – Bedford West
Urban Renewal Background

Existing Urban Renewal Areas with City Council Districts
Urban Renewal Plans Presented in Past Updates

• **Update # 1**
  - Central Business District – School Franklin
  - Central Business District – Boylston – Essex
  - Brunswick-King

• **Update # 2**
  - Central Business District – South Station
  - North Station
  - Government Center
  - South End
Urban Renewal Background

Originally Proposed Central Business District Urban Renewal Area
Urban Renewal Background

Resulting Central Business District Urban Renewal Plans

- CBD - South Station Urban Renewal Area
- CBD - School Franklin
- CBD - Bedford West
- CBD - Boylston Essex
- CBD - South Station Urban Renewal Area
Urban Renewal Background

Brunswick King Urban Renewal Area
Urban Renewal Background

North Station Urban Renewal Area
Urban Renewal Background

Government Center
Urban Renewal Area
Government Center Next Steps Update:

- City Hall Plaza
- Pemberton Square
- Public Realm
- Holocaust Memorial Transfer
Urban Renewal Background

South End Urban Renewal Area
South End Next Steps Update:

- BNAN and Other Transfers
- Washington Street
- Pedestrian Easement
- Notices of Extensions of Restrictions
Update on Land Disposition Agreement Inventory
Park Plaza
Park Plaza
Urban Renewal Area
Park Plaza
Urban Renewal Area
Disposition Parcels
Park Plaza
Urban Renewal Area
LDA Parcels
Parcel 1
Arlington/Hadassah Sub-Parcel
Heritage on the Garden
Parcel 1

Hadassah/Charles Sub-Parcel

Four Seasons Hotel Boston
Parcel 2

Park Square

1 Charles Street Condominium
Parcel 4

45 Stuart Street Residences
Parcel C-T-1
China Trade Building
Only State Plan

Changes in Height and Floor Area Ratio (FAR) are Major Modifications requiring City Council and DHCD approval
South Cove
Urban Renewal Area
South Cove
Urban Renewal Area
Parcels
Parcel C
The Metropolitan
Parcel C-1A  Boston
Chinatown Neighborhood Center
Parcel C-1

283 Tremont Street – South Cove Plaza East
Parcel C-8

224-246 Stuart Street – South Cove Plaza
Parcel C-3
Revere Hotel
100 Stuart Street
The W Hotel and Residences
Parcel P-2, P-4, P-4A, P-7B, P-8, P-9, P-10 & P-11
Tufts New England Medical Center
Parcel P-2B
Community Center
87 Tyler Street
Parcel P-7ag

United States Department of Agriculture
Parcel P-12A & P-12B
Double Tree Hotel and YMCA
(Formerly Don Bosco)
Parcel P-13
Josiah Quincy School
Parcel P-16
194 Columbus Avenue
City of Boston Firehouse
Parcel R-2

CCBA Tai Tung
Parcel R-2A
Tai Tung Park
(City)
Parcel R-3A1

Mei Wah Village
Parcel R-3B
Oak Terrace
Parcel R-3C

Boston Chinese Evangelical Church
Parcel R-3D-2

Boston Chinese Evangelical Church Annex
Parcel R-4

Quincy Tower
Parcel R-5
Mass Pike Towers
Parcel R-7

CCBA Tremont Village
South Cove Urban Renewal Area
Residential Use
# BRA Deed Restricted Affordable Housing

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Affordable Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mei Wah Village</td>
<td>41 Low-Income (50% AMI) Elderly Rental Units</td>
</tr>
<tr>
<td></td>
<td>Term: 30 + 20 Years</td>
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<tr>
<td>Oak Terrace</td>
<td>30 Low-Income (50% AMI)</td>
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<tr>
<td></td>
<td>30 Moderate-Income (80% AMI)</td>
</tr>
<tr>
<td></td>
<td>Term: In perpetuity</td>
</tr>
<tr>
<td>The Metropolitan</td>
<td>RENTAL</td>
</tr>
<tr>
<td></td>
<td>55 Low-Income (60% AMI) Rental Units</td>
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<tr>
<td></td>
<td>13 Very Low-Income (50% AMI) Rental Units</td>
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<tr>
<td></td>
<td>13 30% AMI Rental Units</td>
</tr>
<tr>
<td></td>
<td>Term: 50 Years</td>
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<tr>
<td></td>
<td>HOMEOWNERSHIP</td>
</tr>
<tr>
<td></td>
<td>9 Low-Moderate Income (80% AMI) Condo Units</td>
</tr>
<tr>
<td></td>
<td>• 2-1 Bedroom</td>
</tr>
<tr>
<td></td>
<td>• 5-2 Bedroom</td>
</tr>
<tr>
<td></td>
<td>• 2-3 Bedroom</td>
</tr>
<tr>
<td></td>
<td>16 Moderate-Income (100% AMI) Condo Units</td>
</tr>
<tr>
<td></td>
<td>• 3-1 Bedroom</td>
</tr>
<tr>
<td></td>
<td>• 11-2 Bedroom</td>
</tr>
<tr>
<td></td>
<td>• 2-3 Bedroom</td>
</tr>
<tr>
<td></td>
<td>9 Upper Moderate-Income (120% AMI) Condo Units</td>
</tr>
<tr>
<td></td>
<td>• 3-1 Bedroom</td>
</tr>
<tr>
<td></td>
<td>• 4-2 Bedroom</td>
</tr>
<tr>
<td></td>
<td>• 2-3 Bedroom</td>
</tr>
<tr>
<td></td>
<td>Term: 30 + 20 Years</td>
</tr>
</tbody>
</table>
Fenway
Fenway Urban Renewal Area
Fenway Urban Renewal Area

Parcels
Parcel A-1

116 Huntington Avenue
Parcel 2
The Colonnade Hotel
120 Huntington Avenue
Parcel 2
Colonnade Residences
118 Huntington Avenue
Parcel 5B
Symphony East
Parcel 9B
Symphony West
Parcel 6
St. Botolph Assisted Living
Parcel 7

St. Botolph Terrace
Parcel 11A & 11C Easement
Church Park
Parcel 11B

Whole Foods and Parking
Parcel 12A
Carillon Condominium
Parcel 16A
Morville House
Parcel 16B
Symphony Community Park (City)
Parcel 24
Harvard Medical School
77 Avenue Louis Pasteur
(Formerly Boston English High School)
# BRA Deed Restricted Affordable Housing

<table>
<thead>
<tr>
<th>Project Name</th>
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</tr>
</thead>
<tbody>
<tr>
<td>St. Botolph Assisted Living</td>
<td>27 Low-Income (60% AMI) Rental Units</td>
</tr>
<tr>
<td></td>
<td>27 Moderate-Income (80% AMI) Rental Units</td>
</tr>
<tr>
<td></td>
<td>Term: 50 Years</td>
</tr>
<tr>
<td>Carillon Condominium</td>
<td>1 Low-Income (80% AMI) Condo Unit</td>
</tr>
<tr>
<td></td>
<td>1 Moderate-Income (100% AMI) Condo Unit</td>
</tr>
<tr>
<td></td>
<td>Term: 30 + 20 Years</td>
</tr>
</tbody>
</table>
Next Steps

- Parcel 5A Symphony East Plaza/Street Area Ownership
- Parcel 9A Symphony West Plaza/Street Area Ownership
Campus High School
Campus High School Urban Renewal Area

Parcels
Parcel O-1

Jeep Jones Park (City)
Parcels O-2 and O-3

Roxbury Heritage State Park
(Commonwealth of Massachusetts Park)
Parcel O-4 and O-6
Justice Gourdin Park (City)
Parcel P-1

Madison Park High School and John D. O’Bryant High School
Parcel P-2C
US Post Office
Parcel P-3A-1
Reggie Lewis Center
(Commonwealth of Massachusetts)
Parcel P-3i
Whittier Street Health Center
Parcel P-3F
Good Shepherd Church of God in Christ
Parcel R-14
Islamic Center
Parcel X-38

Whittier Street Residences

CHOICE Grant
Parcel A of Parcel X-31
Madison Melnea Cass Apartments
40 Raynor Street
Parcel X-32
Madison Melnea Cass Apartments
Brook Marshall Road
Parcels R-2A, R-2C
Madison Park III Townhomes
Kerr Place
Parcel R-3

Madison Park III Townhomes
51-65 Ruggles Street
Parcel R-4C
Madison Park III Townhomes
13-17 Estabrook Road
Parcel R-6
Madison Park III Townhomes
759-771 Shawmut Avenue
Parcel X-37
Madison Park III Townhomes
83 Ruggles Street
Parcel R-5
Madison Park III Community Center
122 Dewitt Street
Parcel P-2A
Madison Park IV
Dewitt Drive
Parcel B of Parcel X-31
Madison Park IV
1-23 Brook Marshall Road
Parcel X-33
Madison Park IV
Sojourner Truth Place
Parcel X-34
Madison Park IV
Dewitt Drive
Parcel R-4A

Haynes House

725-751 Shawmut Avenue
Parcel R-4B
Smith House II
Parcel R-17A

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

Cox Building Associates
### BRA Deed Restricted Affordable Housing

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Affordable Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Beryl Gardens</td>
<td>20 Low-Income (60% AMI) Rental Units Term: 30 + 20 Years</td>
</tr>
</tbody>
</table>
Next Steps

• Research Street near Beryl Gardens
Kittredge Square
Kittredge Square
Urban Renewal
Area
Kittredge Square Urban Renewal Area

Parcels
Parcel R-2
Highland Avenue Community Garden
Parcel A-11

Kittredge Park
Parcel 8

7-8 Alvah Kittredge
99-105 Cedar Street
18-22 Dorr Street
Highland Park II
6-12 Lambert Street
Highland Park II
74 Alvah Kittredge
BHA Owned
## BRA Deed Restricted Affordable Housing

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Affordable Units</th>
</tr>
</thead>
</table>
| P-2A, P-2C and Parcel 16 Kittredge Square LLC    | 1 Moderate-Income (80% AMI) Condo Unit  
2 Upper-Middle Income (80%-100% AMI) Condo Units  
Term: 30 + 20 Years                                |
| Parcel 8 (8 Alvah Kittredge Park)                 | 1 Upper-Middle Income (120% AMI) Rental Unit  
Term: 30 + 20 Years                               |
| Highland Park II                                  | 6 Low-Income (80% AMI) Homeownership Unit  
Term: 30 + 20 Years                               |
| Parcel 31 (75 Highland Street)                    | 1 Low-Moderate Income (80% AMI) Condo Unit  
Term: 30 + 20 Years                               |
Washington Park
Urban Renewal Area
Washington Park Urban Renewal Area

Parcels
Parcel F-1

Washington Park Mall
Parcels H-6A and H-6B
YMCA Warren/Hazelwood
Parcels I-4 and H-7

Bridge Boston Charter School
Parcels I-5A and I-5B
Trotter School + Playground
Parcels I-3A, I-3B, I-3C and I-3D
Malcolm X Park I
(City)
Parcel C-1B
Warren Gardens
Open Space
Parcels C1-A, B-2 and F-4
Warren Gardens Housing
Parcels I-2A, I-2C and I-2D
Fountain Hill Square Condominium
Parcel F-2
Marksdale Garden Coop
Parcel C-2
Charlame Park Homes (Coop)
Parcels C-5A, C-5B, L-12, L-13, L-14 and L-15
St. Joseph’s Community, Inc.
Parcels B-3, E-2a and E-2b

The Academy Homes
Washington Park Urban Renewal Area

Residential
# BRA Deed Restricted Affordable Housing

<table>
<thead>
<tr>
<th>Project Name</th>
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</tr>
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<tbody>
<tr>
<td>Windale – Washington Commons (Parcels F-3A, F-3B and S-12)</td>
<td>11 Low-Moderate Income (80% AMI) Townhouses/Condo Units, 17 Middle-Income (110% AMI) Townhouses/Condo Units, Term: 30 + 20 Years</td>
</tr>
<tr>
<td>Fountain Hill (Parcels I-2A, I-2C)</td>
<td>18 Affordable (80% AMI) Condo Unit, Term: 30 + 20 Years</td>
</tr>
<tr>
<td>Infill</td>
<td>20 Rockland Street, 3 Affordable (80% AMI) Condo Units, 24 Rockland Street, 4 Affordable Units, DND Restriction, 25 Dale Street, 4 Affordable (80% AMI) Condo Units, 15 Kensington Street and 165-169 MLK Blvd, 13 Affordable Units, DND Restriction, Term: 30 + 20 Years</td>
</tr>
<tr>
<td>Project Name</td>
<td>Affordable Units</td>
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<tr>
<td>St. James Estates (Parcel L-22)</td>
<td>8 Moderate-Income (80% AMI) Condo Units 30 + 20 Years</td>
</tr>
<tr>
<td>85 Munroe Street (Parcel L-33)</td>
<td>4 Affordable Condo Units 30 + 20 Years</td>
</tr>
<tr>
<td></td>
<td>1 Moderate-Income (80% AMI) Condo Unit</td>
</tr>
<tr>
<td></td>
<td>1 Upper-Moderate Income (90% AMI) Condo Unit</td>
</tr>
<tr>
<td></td>
<td>1 Middle-Income (100% AMI) Condo Unit</td>
</tr>
<tr>
<td></td>
<td>1 Lower-Moderate Income (110% AMI) Condo Unit</td>
</tr>
<tr>
<td>Garrison Trotter II (Parcels A-2C, J-5b-1, L-54,</td>
<td>Homeownership 5 Low-Income (80% AMI) Homeownership Units (3BRs) 30 + 20 Years</td>
</tr>
<tr>
<td>L-55 and J-5b-2)</td>
<td>5 Moderate-Income (100% AMI) Homeownership Units (3BRs) 30 + 20 Years</td>
</tr>
<tr>
<td></td>
<td>Rental 1 Low-Income (80% AMI) Rental Unit</td>
</tr>
<tr>
<td></td>
<td>1 Moderate-Income (100% AMI) Rental Unit</td>
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Next City Council LDA Update

• Charlestown
• Downtown Waterfront
• West End