Urban Renewal: Washington Park

March 10th, 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
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
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 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
Ten Year Extension
Whitney Street Expires 1999
Tremont Mason Street Expires 2002
St. Botolph Expires 2009
North Harvard and Bedford West Expire 2011
Summer Street Expires 2015
Six Year Extension 2016
New York Streets Expires 2019
LDA's collected and catalogued 2018
Urban Renewal Community Process Begins 2019
1949

American Housing Act

Origin of Urban Renewal
• 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

[Image of President Truman]
1950 - 1960

Urban Renewal in Boston

boston planning & development agency
• 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 (BHA)

West End

Whitney Streets

North Harvard
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: Urban Renewal 2.0
**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 – 1980

Washington Park
Roxbury

- The population declines from 100k in 1950 to 50k by the end of the 1960’s.
- Less than 18% of Roxbury is owner occupied throughout the 1960’s.
1950 to 1980 Percentage Changes in Population

<table>
<thead>
<tr>
<th>Neighborhood</th>
<th>Percentage Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Longwood</td>
<td>19.8%</td>
</tr>
<tr>
<td>Downtown/Chinatown</td>
<td>16.3%</td>
</tr>
<tr>
<td>Hyde Park</td>
<td>16.2%</td>
</tr>
<tr>
<td>West Roxbury</td>
<td>15.8%</td>
</tr>
<tr>
<td>Fenway</td>
<td>3.1%</td>
</tr>
<tr>
<td>Allston</td>
<td>0.3%</td>
</tr>
<tr>
<td>Brighton</td>
<td>-3.8%</td>
</tr>
<tr>
<td>Roslindale</td>
<td>-4.2%</td>
</tr>
<tr>
<td>Mattapan</td>
<td>-4.2%</td>
</tr>
<tr>
<td>Back Bay</td>
<td>-29.8%</td>
</tr>
<tr>
<td>Beacon Hill</td>
<td>-30.0%</td>
</tr>
<tr>
<td>Boston</td>
<td>-32.5%</td>
</tr>
<tr>
<td>Jamaica Plain</td>
<td>-36.4%</td>
</tr>
<tr>
<td>Dorchester</td>
<td>-37.1%</td>
</tr>
<tr>
<td>Mission Hill</td>
<td>-37.1%</td>
</tr>
<tr>
<td>East Boston</td>
<td>-44.6%</td>
</tr>
<tr>
<td>South Boston</td>
<td>-47.1%</td>
</tr>
<tr>
<td>North End</td>
<td>-51.6%</td>
</tr>
<tr>
<td>South End</td>
<td>-57.0%</td>
</tr>
<tr>
<td>Roxbury</td>
<td>-57.3%</td>
</tr>
<tr>
<td>Charlestown</td>
<td>-66.8%</td>
</tr>
<tr>
<td>West End</td>
<td>-67.3%</td>
</tr>
<tr>
<td>South Boston Waterfront</td>
<td>-67.3%</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau, 1950 & 1980 Decennial Censuses, BPDA Research Division Analysis
Roxbury has maintained a substantial Black/African-American population throughout the time period. Roxbury’s large population loss from 1950 to 1980 was largely due to a declining White population. Since 1980 Roxbury has grown, with a growing Hispanic population.
1960-1963 Washington Park Urban Renewal Process


- Muriel and Otto Snowden established the Freedom House as a center for Urban Renewal advocacy.

- In December, the final plan was presented to the Mayor by more than 40 residents of Roxbury, who through their individual organizations helped put the plan together.
Community Groups

• Freedom House (HQ) Organized 27 Block Associations.
• CURE – Citizens for Urban Renewal.
• CURAC – Washington Park Community Urban Renewal Action Committee
• RCCR – Roxbury Clergy Committee on Renewal
Results of Community Engagement
Community Engagement

• Promote and protect the Middle Class of Roxbury with a desire for minimal Public Housing.

• Sought as much rehabilitation as possible but were supportive of clearance of dilapidated buildings.

• Neighborhood Steering Committee recommends as much as 60% displacement.
Community Engagement

- New Shopping Center
- YMCA & Boys and Girls Club
- Refurbished Parks
- Federal mortgage insurance assistance and long term below market rate loans for new housing for the moderate income resident.
- New Schools, Homes, and City Services
1963

Washington Park Urban Renewal Plan is Approved
Plan Goals

• Preserve the neighborhood through rehabilitation. (FHA Loans)
• Provide livable homes by eliminating substandard buildings.
• Provide sites for new and improved schools.
• Improve streets, utilities and public open spaces.
• Provide better community services.

boston planning & development agency
“Nobody would claim that all of this has happened without pain, without struggle, without conflict, without error, and without gaps.” – Muriel Snowden (1967)
1980 - 1994

23 Urban Renewal Plans
In Boston

- 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
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
The BRA hereby submits to the City Council for its consideration a proposed minor modification to the plan for the development of the area known as the "South End," which is located within the City of Boston. The proposed modification is designed to address certain unforeseen circumstances that have arisen since the adoption of the original plan. The proposed changes are minor and do not fundamentally alter the character of the development project. The BRA believes that the proposed modifications are in the best interests of the community and will enhance the overall quality of the development project. The BRA requests that the City Council approve the proposed modification so that the project may proceed as quickly and efficiently as possible. The BRA is committed to working closely with the City Council and the community to ensure that the development project meets the needs and expectations of all stakeholders.
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).
## Urban Renewal Areas

<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>
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</table>
Calendar for Community Meetings

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

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.
Urban Renewal on the Zoning Viewer
New Procedures

Minor Modification 30 Day Notice to DHCD & City Council.
Community Process

- Exploration of New Urban Renewal Areas
Completion of LDA & BPDA Owned Property Inventory
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.
This Land Disposition Agreement only allows for Open Space and Parking.
Washington Park
Parcel F-1
Washington Park Mall
Parcels H-6A and H-6B
YMCA Warren/Hazelwood
Parcels I-5A and I-5B
Trotter School + Playground
Parcels I-4 and H-7
Bridge Boston Charter School
Parcels I-3A, I-3B, I-3C and I-3D
Malcolm X Park I
Parcel C-1B
Warren Gardens
Open Space
Washington Park Urban Renewal Area:

Residential
Parcel F-2
Marksdale Garden Coop
Parcels C1-A, B-2 and F-4
Warren Gardens Housing
Parcels I-2A, I-2C and I-2D
Fountain Hill Square Condominium
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
# BRA Restricted Affordable Housing

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Affordable Units</th>
</tr>
</thead>
</table>
| Windale – Washington Commons (Parcels F-3A, F-3B and S-12) | 11 Low-Moderate Income (80% AMI) Townhouses/Condo Units  
17 Middle-Income (110% AMI) Townhouses/Condo Units  
Term: 30 + 20 Years |
| Fountain Hill (Parcels I-2A, I-2C) | 18 Affordable (80% AMI) Condo Unit  
Term: 30 + 20 Years |
| Infill | 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 |
# BRA Restricted Affordable Housing

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Affordable Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>St. James Estates (Parcel L-22)</td>
<td>8 Moderate-Income (80% AMI) Condo Units  Term: 30 + 20 Years</td>
</tr>
<tr>
<td>85 Munroe Street (Parcel L-33)</td>
<td>4 Affordable Condo Units  1 Moderate-Income (80% AMI) Condo Unit  1 Upper-Moderate Income (90% AMI) Condo Unit  1 Middle-Income (100% AMI) Condo Unit  1 Lower-Middle Income (110% AMI) Condo Unit  Term: 30 + 20 Years</td>
</tr>
<tr>
<td>Garrison Trotter II (Parcels A-2C, J-5b-1, L-54, L-55 and J-5b-2)</td>
<td>Homeownership  5 Low-Income (80% AMI) Homeownership Units (3BRs)  5 Moderate-Income (100% AMI) Homeownership Units (3BRs)  Term: 30 + 20 Years  Rental  1 Low-Income (80% AMI) Rental Unit  1 Moderate-Income (100% AMI) Rental Unit  Term: 30 + 20 Years</td>
</tr>
</tbody>
</table>
BPDA Owned Parcels
19 Laurel St.
7-9 Westminster Ave
157 Harrishof St. Parcel L-29
14 Catawba St.
Catawba St.
100 Ruthven St.
Parcel F-8
48 Townsend St.
20 Townsend St.
44 Maple St.
L-25
Dale St.
Parcel J-2
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.

**Housing Affordability Restrictions**

Affordability restrictions can be imposed on properties located within urban renewal areas.

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

Assessing Parcels
- BPDA Parcels
- BPDA Neighborhoods
- Zoning Subdistrict
- LDAs

BPDA Parcels
- Developable
- Not developable
- Ground Leased
- Performing Asset
- Long-term maintenance agreement
- Designated

BPDA Neighborhoods

Boston Planning & Development Agency
Plan

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

<table>
<thead>
<tr>
<th>Site Designation</th>
<th>Permitted Uses</th>
<th>Maximum Building Height (in Feet)</th>
<th>Maximum Floor Area Ratio</th>
<th>Maximum Parking Spaces</th>
<th>Vehicular Access</th>
<th>Arcades or ground-floor canopies</th>
</tr>
</thead>
<tbody>
<tr>
<td>A-1</td>
<td>General Business</td>
<td>60</td>
<td>3</td>
<td>Not from Atlantic Avenue</td>
<td>10' in depth along India &amp; Milk Streets and East frontages</td>
<td></td>
</tr>
<tr>
<td>A-2</td>
<td>Residential</td>
<td>300</td>
<td>8</td>
<td>- 3 for each dwelling unit</td>
<td>10' in depth along frontages facing on to the water slip between Central and Long Wharves</td>
<td></td>
</tr>
<tr>
<td>A-3/G</td>
<td>General Office</td>
<td>125</td>
<td>8</td>
<td>600/2</td>
<td>10' in depth along Eastern frontages</td>
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</tr>
<tr>
<td>A-4</td>
<td>General Office</td>
<td>125</td>
<td>6</td>
<td>- 3</td>
<td>10' in depth along Northern &amp; Davenport, Eastern frontages</td>
<td></td>
</tr>
<tr>
<td>A-5</td>
<td>General Office</td>
<td>50</td>
<td>5</td>
<td>- 3</td>
<td>10' in depth along Southern frontages</td>
<td></td>
</tr>
<tr>
<td>A-6</td>
<td>General Office</td>
<td>125</td>
<td>10</td>
<td>- 3</td>
<td>10' in depth along Atlantic Avenue</td>
<td></td>
</tr>
<tr>
<td>A-7</td>
<td>General Office</td>
<td>125</td>
<td>5</td>
<td>- 3</td>
<td>Not from Atlantic Avenue</td>
<td></td>
</tr>
<tr>
<td>A-8</td>
<td>Public Open Space</td>
<td>-</td>
<td>-</td>
<td>- 3</td>
<td>10' in depth along Southern frontages</td>
<td></td>
</tr>
</tbody>
</table>

1/No open parking permitted.
2/No building setback permitted along Atlantic Avenue frontages.
3/If transient housing is developed, 3 enclosed parking spaces shall be provided for each guest room.
4/In addition, up to 15 open parking spaces may be provided upon a demonstration of need.
5/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.
Next Steps: Workshops
Urban Renewal Plan Boundaries
New Goals

Imagine Boston 2030
“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”
Additional Information
Urban Renewal Appraisals

- Two Independent Appraisers
- Bernard Singer

QUALIFICATIONS OF BERNARD SINGER

EDUCATION: Graduated 1936, 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, 8th 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
Washington Park Urban Renewal Photos
BPDA Owned Land In Washington Park
Washington St., Park St.
Parcel C-5a
1 Fenner St.
19 Wakullah St.
Circuit St.
42A Circuit St.
Martin Luther King Jr. Blvd.
41 Regent St.
8 Kensington St., (S-6)
175 Martin Luther King Jr. Blvd. (S-7)
Harold St.
Parcel S-9a2
Walnut Ave.
1 Martin Luther King Blvd.
Parcel S-9a1
Warren St.