Urban Renewal: Downtown Waterfront – Faneuil Hall

July 26, 2021
Simultaneous Cantonese and Mandarin interpretation service is being provided for this meeting.

To switch to the Cantonese and Mandarin audio channel, please select "interpretation' located at the bottom of your screen.

For the Mandarin audio channel, please select “Chinese”.

For the Cantonese audio channel, please select “German”.

![Language Interpretation Services](image-url)
BPDA’s Covid-19 Response

- The BPDA paused the public review process for all development projects and planning initiatives in March as a result of the Covid-19 public health crisis.
- The BPDA resumed public meetings virtually for Article 80 development projects on a pilot-basis at the end of June, using the Zoom platform.
- For more information on the BPDA’s Covid-19 Response, please visit the following link: https://bit.ly/BPDACovid-19
Here are some tips on using Zoom for first-time users. **Your controls should be available at the bottom of the screen.** Clicking on these symbols activates different features:

**Mute/unmute**
You will remain muted until a host gives you access. 
*If you dialed in from your phone, dial *6 to mute/unmute yourself.*

**Turn video on/off**
Your video will remain off until a host gives you access.

**Q & A**
May be used to provide written questions and comments during the presentation and question and answer session.

**Raise Hand**
Ask for audio/video permission at the end of presentation. 
*If you dialed in from your phone, dial *9 to raise your hand.*
The BPDA will be recording this meeting and posting it on BPDA’s webpage for those who are unable to attend the Zoom meeting live. Please note, it is possible that participants may be recording the meeting with their phone cameras or other devices. If you do not wish to be recorded during the meeting, please ensure that your microphone and camera are off.
Meeting Format

During the BPDA's presentation, all microphones will be muted.
After the presentation is over, please raise your hand and we will take your questions orally in the order that hands were raised.

Raise Hand
ask for audio/video permission at the end of presentation
If you dialed in from your phone, dial *9 to raise your hand
Virtual Meeting Etiquette

• Please be respectful of one another.
• Participants will be muted during the presentation to avoid background noise.
• We ask that participants limit their questions and comments to two minutes so that all may participate in the discussion.
• During Q & A session, please wait until all attendees have had the opportunity to ask a question before asking a second question/comment.

Powerpoint
http://www.bostonplans.org/planning/urban-renewal/overview
Panelists/Electeds/Press

- **Chris Breen**
  Urban Renewal Manager

- **Mary Knasas**
  Senior Downtown Planner

- **Kelly Sherman**
  North End Planner

- **Jay Ruggiero**
  Community Engagement Manager

- **Martin Serrano**
  Legal Assistant

- **Chris Busch**
  Senior Waterfront Planner

- **Melissa Lo**
  Cantonese Interpreter

- **Tina Wang**
  Mandarin Interpreter
Urban Renewal Area Agenda

1. Introduction
2. Background on Urban Renewal
3. Urban Renewal Basics
4. Review: DTWF
5. Question and Answer
Introduction
Who am I?

Christopher Breen, Urban Renewal Manager

Under direction of the Deputy Chief of Staff, 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:
My Background:
How Urban Renewal Affected My Life:
But why are we here?
Urban Renewal Community Engagement

BOSTON CITY COUNCIL
www.cityofboston.gov/citycouncil
city.council@cityofboston.gov

One City Hall Square ◆ 5th Floor ◆ Boston, MA 02201 ◆ Phone: (617) 635-3040 ◆ Fax: (617) 635-4203

Director Brian Golden
Boston Redevelopment Authority
One City Hall Square, 9th Floor
Boston, MA 02201

May 3, 2016

Dear Director Golden,

Thank you for the series of productive meetings that the Boston Redevelopment Authority (BRA) has had with the City Council throughout the Urban Renewal extension process. We very much appreciate your willingness to work more closely with us and to be more transparent with the Council and with the residents of Boston.

Per our agreement of March 23, 2016, the City Council approved a six-year extension to fourteen Urban Renewal Zones, with a number of provisos and procedural changes going forward. One such proviso was the BRA’s agreement to appear at a review hearing twice per year to report on progress and planned urban renewal activities. In order to help prepare for a productive
Urban Renewal Community Engagement - Group 1

North Station
Park Plaza
Kittredge Square
Brunswick-King
CBD School Franklin
CBD Boylston Essex
Urban Renewal Community Engagement - Group 3

- Charlestown
- South End
- Washington Park
- West End
Civic Engagement Goals (Round 1)

- Touch on the historical rationale for Urban Renewal.
- Discuss Urban Renewal toolkit.
- Talk about boundary changes, modification to goals within each plan and the possibility of extension/sunsetting.
- Show the public LDA & BPDA owned inventory.
- Discuss remaining objectives.
02

Background on Urban Renewal
What is 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 often using tools to assemble land for infrastructure and public facilities to attract jobs and upper middle-class residents back to cities.

• Policy with development tools attached.

Five million people are still living in slums and firetraps. Three million families share their home with others

– President Truman
Nationally – US Cities

• Housing Act of 1937 - (i.e. Housing Authorities – eminent domain)

• In post-World War America, Immigrants arrive from a destabilized Europe in great numbers as industrialization slows. African Americans continue to move North to escape Jim Crow Era Policy.

• 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 ‘white-flight’. (GI Bill)

• Rise of the automobile and growth of US highway system sends investments into the suburbs
Locally - Boston

• 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 District).

• Moody’s downgraded Boston’s bond rating from A to Baa which is near Junk Level and on the brink of bankruptcy in 1949.
Eisenhower Amendment for Federal Housing Act

Boston's First Urban Renewal Plan: New York Streets

1954

Boston Redevelopment Authority formed as Successor to BHA

1957

West End

1958

North Harvard and Tremont Mason

1962

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

1963 - 65

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

1968

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

1970 - 73

Housing and Community Development Act of 1974

1974

North Station

1980

1949

Eisenhower Amendment for Federal Housing Act

1954

Boston's First Urban Renewal Plan: New York Streets

1949

Federal Housing Act

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1970 - 73

Housing and Community Development Act of 1974

1974

North Station

1980
1949
American Housing Act:
Origin of Urban Renewal
1950’s

Boston
1950’s - Boston

• From 1950-60 Boston lost 13% of its population (over 100k in 10 years and 250k in 30 years.)

• Loss of 48k jobs in manufacturing & 14k downtown finance jobs. Contributing to an 8% drop in city-wide employment.

• Meanwhile Greater Boston jobs increased by 22%.

• Boston has the lowest median family income of the nation’s largest cities.
Boston is like an apple with a shiny skin, rotten at the core.

- Robert Ryan, *Pioneer of the Industrial Park Concept 1950*
Boston’s Population (1900 – 2015)
• New York Streets (BHA)

• West End (Planned by BHA)

• Whitney Streets

• North Harvard
1957
Boston Redevelopment Authority
What was Learned?

• Emotional toll of displacement.
• Lack of voice for community (BRA takes over community process late in the game).
• The over emphasis on 1950’s style high rises for the upper middle class and attracting of commercial/industrial uses back to the city.
• Failed promises for affordable housing and relocation.
1960-1970
Boston

boston planning & development agency
“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?” (1960).

– Christian Science Monitor Article
<table>
<thead>
<tr>
<th></th>
<th>1960</th>
<th>Total occupied</th>
<th>Owner occupied</th>
<th>%</th>
<th>Renter occupied</th>
<th>%</th>
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<td>53,023,875</td>
<td>32,796,720</td>
<td>61.9%</td>
<td>20,227,155</td>
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<td>Massachusetts</td>
<td>1,534,985</td>
<td>857,436</td>
<td>55.9%</td>
<td>677,549</td>
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<td>Boston</td>
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<td>61,243</td>
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<td>163,461</td>
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<td>8,741</td>
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<td>6.5%</td>
<td>8,172</td>
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<td>Beacon Hill</td>
<td>6,143</td>
<td>603</td>
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<td>5,540</td>
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<td>Brighton</td>
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<td>Charlestown</td>
<td>5,978</td>
<td>1,672</td>
<td>28.0%</td>
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<td>Dorchester</td>
<td>44,314</td>
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<td>32.4%</td>
<td>29,935</td>
<td>67.6%</td>
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<td>Downtown/Chinatown</td>
<td>2,870</td>
<td>156</td>
<td>5.4%</td>
<td>2,714</td>
<td>94.6%</td>
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<td>East Boston</td>
<td>13,294</td>
<td>3,889</td>
<td>29.3%</td>
<td>9,405</td>
<td>70.7%</td>
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<td>Fenway</td>
<td>10,468</td>
<td>344</td>
<td>3.3%</td>
<td>10,124</td>
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<td>Harbor Islands</td>
<td>20</td>
<td>0</td>
<td>0.0%</td>
<td>20</td>
<td>100.0%</td>
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<tr>
<td>Hyde Park</td>
<td>8,104</td>
<td>4,833</td>
<td>59.6%</td>
<td>3,271</td>
<td>40.4%</td>
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<td>Jamaica Plain</td>
<td>13,887</td>
<td>4,357</td>
<td>31.4%</td>
<td>9,530</td>
<td>68.6%</td>
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<td>Longwood</td>
<td>1,069</td>
<td>52</td>
<td>4.9%</td>
<td>1,017</td>
<td>95.1%</td>
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<tr>
<td>Mattapan</td>
<td>6,968</td>
<td>3,267</td>
<td>46.9%</td>
<td>3,701</td>
<td>53.1%</td>
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<tr>
<td>Mission Hill</td>
<td>5,646</td>
<td>794</td>
<td>14.1%</td>
<td>4,852</td>
<td>85.9%</td>
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<tr>
<td>North End</td>
<td>3,990</td>
<td>444</td>
<td>11.1%</td>
<td>3,546</td>
<td>88.9%</td>
<td></td>
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<tr>
<td>Roslindale</td>
<td>8,508</td>
<td>5,089</td>
<td>59.8%</td>
<td>3,419</td>
<td>40.2%</td>
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<tr>
<td>Roxbury</td>
<td>22,452</td>
<td>4,111</td>
<td>18.3%</td>
<td>18,341</td>
<td>81.7%</td>
<td></td>
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<tr>
<td>South Boston</td>
<td>13,238</td>
<td>3,508</td>
<td>26.5%</td>
<td>9,730</td>
<td>73.5%</td>
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<tr>
<td>South Boston Waterfront</td>
<td>435</td>
<td>110</td>
<td>25.3%</td>
<td>325</td>
<td>74.7%</td>
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<tr>
<td>South End</td>
<td>16,589</td>
<td>1,528</td>
<td>9.2%</td>
<td>15,061</td>
<td>90.8%</td>
<td></td>
</tr>
<tr>
<td>West End</td>
<td>709</td>
<td>25</td>
<td>3.5%</td>
<td>684</td>
<td>96.5%</td>
<td></td>
</tr>
<tr>
<td>West Roxbury</td>
<td>8,544</td>
<td>6,500</td>
<td>76.1%</td>
<td>2,044</td>
<td>23.9%</td>
<td></td>
</tr>
</tbody>
</table>
1960’s
Ed Logue
Planning with People
Ed Logue

- Learned over time the importance on creating a city fabric that mixed the historic with modern.
- Sought to create cities that were more just & equitable by improving the quality of housing & learning over time how to minimize displacement.
- 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 for affordable housing.
• Skilled in securing Federal/State/Local dollars.
• Recruits competent staff from all over the country, increases employee counts to over 600 and make BRA employees amongst the highest paid public employees.
• Integration of Boards- Boston had the common experience of most American cities – sharply divided planning and development functions with separate staffs and boards.
• Create an advisory boards of architects, preservationists and design consultants (Landmarks).
• Emphasize rehabilitation in neighborhoods planned with folks in the community (elderly, affordable housing, schools and police/fire).
• Hired relocation officers to help reduce displacement outside of neighborhood.
• Helped obtain low interest loan funding to allow residents of the area a chance at homeownership.
1965
Downtown Waterfront
Faneuil Hall Plan
- Developer Kit: Commercial Street
- BRA took 18 buildings turning them into owner occupied residences for neighborhood people.
- “The 1830s warehouse was a wreck, with the roof in total disrepair and interior filled with barrels of water and tons of rubble”.
- Some buildings were move in ready 7 months after disposition.
1970 - Present

23 Urban Renewal Plans Exist in Boston
Urban Renewal Basics
What is an Urban Renewal Plan?
• Goals
• Planning Objectives
• Design Principles & Sub Areas
• Renewal Actions - Public
• Land Use and Building Controls
• Historic Restrictions (Faneuil Hall
• Design Review Requirements
• Health/Safety Restrictions
• Façade/Landscaping/Roof/Signage
• Urban Renewal Preferences

boston planning & development agency
CHAPTER II: OBJECTIVES

SECTION 201: Basic Goals

The basic goal of urban renewal action in the Downtown Waterfront-Panama Hall Area is to stimulate and to facilitate development efforts in the area, by eliminating those severe conditions of blight, deterioration, obsolescence, traffic congestion and incompatible land uses which hinder private investment in new development without the aid of governmental action, in order to (1) revitalize a key portion of downtown Boston; (2) upgrade the pattern of land uses close by the North End residential community; (3) establish a functional connection between the area and its surrounding districts; the North End, the Government Center and the Financial District; and (4) provide an environment suitable to the needs of contemporary real estate development.

SECTION 202: Planning Objectives

Planning objectives of the Project are as follows:

1. To eliminate a pattern of land uses and blighting conditions which
   a. creates severe traffic congestion in the area;
   b. exerts a depressing effect on adjacent areas;
   c. inhibits the development of real property to its fullest economic potential.

2. To eliminate obsolete and substandard building conditions which are a factor in spreading blight to adjacent areas.

3. To prevent the further erosion of property values.

4. To protect and strengthen the tax base of the city.

5. To encourage productive and intensive use of the land.

6. To create opportunities for development of a downtown residential community offering a range of housing types and rentals.

7. To provide sites suitable for the construction of efficient, economical buildings.

8. To promote the preservation and enhancement of buildings in the Project Area which have architectural and historical significance.

9. To create an environment which is conducive to the investment of funds in the rehabilitation, conversion and general upgrading of property.

10. To create an area with a mixture of land uses compatible with living, working and recreational opportunities.

11. To create an area for the development of marine or marine-oriented activities designed to stimulate tourism and symbolize the importance of Boston's historic relationship to the sea.

12. To provide for the efficient flow of traffic within and through the area.

13. To improve streets and utilities and the landscaping of public areas.

14. To provide public ways, parks and plazas which encourage the pedestrian to enjoy the harbor and its activities.

15. To develop the area in such a way as to stimulate improvements in adjacent areas.
Additional Objectives

• Rehabilitate buildings to create improved commercial space, elderly facilities and residential units available to those in a wide range of income levels.

• Traffic Improvements.

• Improvement of underground public utilities.

• Recreational and Community facilities/open space improvements.
## Building and Land Use Requirements

<table>
<thead>
<tr>
<th>Site Designation</th>
<th>Permitted Use</th>
<th>Max. Floor Area Ratio</th>
<th>Min. Parking Spaces</th>
<th>Vehicle Access</th>
<th>Arcades or Ground-Floor Setbacks</th>
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</thead>
<tbody>
<tr>
<td>A-1</td>
<td>General Business</td>
<td>60</td>
<td>3</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>A-2</td>
<td>Residential</td>
<td>300</td>
<td>8</td>
<td>--</td>
<td>--</td>
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<tr>
<td>A-3</td>
<td>General Office</td>
<td>125</td>
<td>6</td>
<td>Not from Atlantic Avenue</td>
<td>10' in depth along India &amp; Milk Streets and East Frontages</td>
</tr>
<tr>
<td>A-4</td>
<td>General Office</td>
<td>125</td>
<td>6</td>
<td>--</td>
<td>10' in depth along frontages facing on to the water slip between Central &amp; Long Wharves</td>
</tr>
<tr>
<td>A-5</td>
<td>General Office</td>
<td>50</td>
<td>5</td>
<td>--</td>
<td>10' in depth along Eastern frontage</td>
</tr>
<tr>
<td>A-6</td>
<td>General Office</td>
<td>250</td>
<td>10</td>
<td>Not from Atlantic Avenue</td>
<td>10' in depth along Northern &amp; Southern, Eastern frontages</td>
</tr>
<tr>
<td>A-7</td>
<td>General Office</td>
<td>150</td>
<td>3</td>
<td>--</td>
<td>10' in depth along Southern frontage</td>
</tr>
<tr>
<td>A-8</td>
<td>Public Open Spaces</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
</tbody>
</table>

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.
Sub Areas Controls

- Waterfront Area
- Waterfront North Area
- Central Housing Area
- Central Artery Area
- Faneuil Hall Blackstone Market Area

(3) Central Housing Area - Parcel C-2 (See Map 2)

This area is to contain a mixture of new and rehabilitated housing suitable for moderate-income families. The housing should be of simple design in keeping with the character of the adjacent North End. It should relate also to the new and rehabilitated housing on the waterfront of Atlantic Avenue so that the entire area can take on the character of one neighborhood.

Building coverage should be moderately high. Building heights should be generally low so that the old granite structures in the area which are to remain will be the most prominent buildings, suggesting the historic continuity of the area. Small interconnected open space and pedestrian ways should be provided. Buildings should be arranged in such a way as to clearly define street spaces in the same manner as street space in the adjacent North End is defined.

Local retail is to be encouraged, particularly on the ground floor of the rehabilitated granite buildings and the new structures along Richmond Street.

(b) Central Artery Area - Parcels D-1, D-2 to D-6 and D-10 (See Map 2)

This area is not susceptible to treatment in terms of one design concept. Therefore, design goals are expressed for individual parcels or small groupings in the following manner:

(a) Parcel D-1 - It is intended that the building on this parcel be sufficiently massive and continuous to emphasize the continuity of the curve of Atlantic Avenue, yet not so high as to dwarf nor to seem to cut off the residential areas to the rear from contact with the Harbor.

Maximum ground floor coverage of the site is encouraged.

Maximum advantage should be taken of the location across from the public park and the water by providing highly visible publicly oriented uses on the ground floor along Atlantic Avenue.

(b) Parcels D-2 to D-6 - It is intended that buildings on these parcels be occupied by active commercial uses on the ground floor. The buildings should provide a serene visual backdrop along Atlantic Avenue. They should be high enough to mask the expressway in the rear, but not so high as to increase the sense of a wall between downtown and the water's edge.
Historic Areas Restrictions

SECTION 504: Historic Faneuil Hall-Blackstone Area

The following blocks constitute an area that has special historical and architectural significance: Blocks 40, 49, 50, 51, 52, 69, 90, 91, 92 and 99. See Section 204 (5) of this Plan for a description of the special importance of this area.

Because of the historic significance of the Faneuil Hall-Blackstone Area, the Authority intends to exercise strict control over the use of land and buildings to make sure that no uses, development, or changes of any sort are made which are detrimental to the area's historic character.

Each building in this area must be so used, and maintained in such condition, that it conforms to the objectives of preserving the area as an active historic block. If any building is to be changed or demolished, the Authority shall be given 60 days' notice in writing of the owner's intent so to change or demolish. Following the receipt of such notice, the Authority may acquire the property for subsequent disposition to a developer willing to undertake rehabilitation activities.

Owners of each building in this block will be invited to submit proposals for the rehabilitation of such building.

Each such proposal shall be submitted to a special review panel set up by the Authority and consisting of eminent architects and historians who shall review such proposals on the basis of studies made and to be made on the preservation of this area and shall make recommendations with respect thereto to the Authority. In determining the appropriateness of such proposals, the Authority will take into consideration the objectives set forth in Section 204 (5) of this Plan; and the provisions of Chapter 7 of this Plan, together with such historic data as may be appropriate.

Properties in this block not rehabilitated in accordance with proposals approved by the Authority may be acquired by the Authority.
Design Review
Requirements
(Fills in the gaps)

SECTION 603: Design Review

All development and rehabilitation proposals and architectural plans will be subject to design review, comment and approval by the Boston Redevelopment Authority prior to land disposition and prior to the commencement of construction.

In order to assure compliance with the specific controls and design objectives set forth in this Plan and as more specifically set forth in disposition documents, the Boston Redevelopment Authority shall establish design review procedures and evaluate the quality and appropriateness of development and rehabilitation proposals with reference to the design objectives and requirements set forth in this Plan and in the disposition documents. The procedures will be instituted so as to provide for a continuing review in order to achieve the best in urban design for the city.
Additional Requirements

- Exterior Facades and Roofs
- Advertising Approval
- Rehabilitation Standards (Materials, Workmanship)
- Public Improvement Requirements (Sewer/Police/Fire/Utilities)
- Disability Requirements
- Subway Access Facility Improvements
What is a Land Disposition Agreement?
A Land Disposition Agreement is a contract between buyer and seller regarding use of land. It is a public control on the land.

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

Section 302: Improvements and Submission of Plans

a. The Property and the Improvements shall be used for the operation of a combined nursing home - long-term elderly health care facility. Said operation shall include the provision of the following:

   (1) Eighty (80) skilled nursing beds and sixty (60) intermediate care beds;
   (2) Adult Day Care Center for at least twenty-four (24) participants;
   (3) Title VII Nutrition Program: approximately eighty (80) meals per day;
   (4) Home Care Program: serving approximately seventy (70) patients; and

b. No sign shall be erected or placed on the exterior of any building on the Property, nor on any portion of the Property which is not enclosed within a building, unless the character, location, design, size, shape, form and lighting of such sign shall have been approved by the Authority in writing. Without limiting in any way the scope of the Authority’s review, no sign shall be approved which does not meet the following standards. Signs may only be erected or placed upon the ground floor street facade of each store, if any, or other individual use. No signs will be permitted on awnings or marquees, if any, nor on projections, if any, over the sidewalk. All signs shall be bent type. Flashing, illuminated signs, exposed neon signs or signs other than those relating to businesses on the site, if any, shall not be permitted.
Section 302: Improvements and Submission of Plans

a. The Property shall be used for rehabilitation of the buildings thereon into retail, restaurant, and/or general business with landscaping, park and the additional requirement of the Redeveloper to construct sidewalks and street alignments and improvements on India Street and two areas adjacent to the Custom House in accordance with all improvements to be built in accordance with the Final Working Drawings and Specifications and the applicable standards and controls of the Plan. The Authority hereby represents and confirms to the Redeveloper that the proposed use of the Property and the Final Working Drawings and Specifications are permitted by and conform to the Plan. The Authority will not object or impede the Redeveloper from seeking additional grants from others to help finance construction of the Improvements; however, in any event, the Redeveloper is required to complete the Improvements, both public and private, required by this Agreement and the Final Working Drawings and Specifications.
What are Urban Renewal Tools and their benefits?
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
The taking of property to clear title. Important for financing of projects.

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.

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 must renew them:

- Last renewed in August 2016
- Up for renewal in April 2022
Urban Renewal Benefits

1. Unique Real Estate Acquisition Options/Disposition Options
The City of Boston is limited by City Charter to only acquire property for municipal purpose.

2. Ability to Negotiate Directly with Tenants (30B Exemption)
The BPDA can negotiate directly with tenants which allows for a large portfolio of ground leases and direct commercial leases to help achieve greater public good.

3. Enforcement and Re-Negotiation of Land Disposition Agreements
LDA restrictions ensure public policy outcomes specific to a property. UR allows us to renegotiate leverage those restrictions as public policy objectives change.

4. Bonding Authority
The ability to issue Bonds to acquire and create income restricted housing.

5. Preservation of Uses and Affordable Housing
Urban Renewal Regulatory Agreements can help protect specific uses such as Arts and Culture. Allows us a seat at the table when affordability restrictions expire.

6. Design Guidelines
Urban Renewal restrictions can preserve structures and or encourage a diversity of building types.

7. Economic Development
Ability to acquire a property interest in the context of assisting with Pilot Agreements and or other tax incentive programs.

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 must renew them:

- Last renewed in August 2016
- Up for renewal in April 2022
What is an Urban Renewal Action Plan?
BPDA Land Disposition Agreement & BPDA Owned Property Inventory
Urban Renewal on the Zoning Viewer
Downtown Waterfront - Faneuil Hall

Actions Taken
Planning Context

Regulatory Restrictions
Owned Property
Urban Renewal Plan Area Update

Below is a list of the urban renewal BPDA Board actions that have occurred since the 2016 extension. In total there have been 13 urban renewal related actions. The BPDA uses its urban renewal tools in the Downtown Waterfront-Faneuil Hall area predominately to facilitate redevelopment, to protect desired community land use controls and to ensure public access to the waterfront.
<table>
<thead>
<tr>
<th>Date</th>
<th>Request</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>9/2020</td>
<td>Order of Taking, Execute Deed and LDA</td>
<td>Request authorization to adopt an Order of Taking for parcels of land located in India Street and Franklin Street within Parcel D-7 (a/k/a Block 214, Parcels 1 &amp; 2) to adopt a Confirmatory Order of Taking for parcels of land in Well Street within Parcel D-7; and to execute a deed to BRG 55 India, LLC for said parcels, a Land Disposition Agreement.</td>
</tr>
<tr>
<td>10/2020</td>
<td>Petition the PIC, Order of Taking, Execute Deed &amp; LDA</td>
<td>Request authorization to co-petition the Public Improvement Commission for the discontinuance of portions of John F. Fitzgerald Surface Road; to adopt an Order of Taking for parcels of land located at in John F. Fitzgerald Surface Road within Parcel D-7 (a/k/a Block 214, Parcels 1 &amp; 2) and, to execute a deed to BRG 55 India, LLC for said discontinuance parcels, a Land Disposition Agreement.</td>
</tr>
</tbody>
</table>
Furthering Planning Goals

- Imagine Boston 2030
- Plan: Downtown
- Downtown Waterfront Planning Initiative (Paused)
- Diversity, Equity and Inclusion Studies
- Covid 19 Research
Climate Resiliency and Environmental Goals
How can Urban Renewal tools effect climate resiliency goals?
Urban Renewal Use Cases:

- Street layouts, infrastructure, road realignment may be needed in conjunction with some private development.
- Elevation of Streets, public ways, plazas and property to limit coastal flood inundation.
- Integration of stormwater storage and infrastructure at or below grade.
- Structural reinforcement of subgrade conditions to limit storm surges.
- Alteration of building exteriors for shade and wind mitigation structures (some into the public way).
- Title Clearance should a land exchange be necessary.
BPDA Owned Property and Regulatory Restrictions
The BPDA continues to be active in the planning and disposition of the parcels it owns. Below is a comprehensive list of those 21 properties remaining in our inventory:

<table>
<thead>
<tr>
<th>Urban Renewal Area</th>
<th>Assessing ID</th>
<th>Address</th>
<th>Lot Size</th>
<th>Use</th>
<th>Status</th>
<th>Review</th>
</tr>
</thead>
<tbody>
<tr>
<td>DTWF</td>
<td>0303036000</td>
<td>0 EASTERN AV</td>
<td>25550</td>
<td>Parking</td>
<td>Parking lot</td>
<td>Sargent’s Wharf</td>
</tr>
<tr>
<td>Portion of Parcel B-3</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>DTWF</td>
<td>0303035000</td>
<td>0 EASTERN AV</td>
<td>20568</td>
<td>Parking</td>
<td>Parking lot</td>
<td>Sargent’s Wharf</td>
</tr>
<tr>
<td>Portion of Parcel B-3</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>DTWF</td>
<td>0302982010</td>
<td>0 E INDIA ROW</td>
<td>2371</td>
<td>Open Space</td>
<td>Open Space</td>
<td>Walkway at Harbor Towers</td>
</tr>
<tr>
<td>DTWF</td>
<td>0303030500</td>
<td>269 COMMERCIAL ST</td>
<td>17218</td>
<td>Parking</td>
<td>Parking lot</td>
<td>Parcel B-3 Sargent’s Wharf</td>
</tr>
<tr>
<td>Parcel B-3</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>DTWF</td>
<td>0303792000</td>
<td>0 STATE ST</td>
<td>22926</td>
<td>Open Space</td>
<td>Open Space</td>
<td>Walkway at Faneuil Hall</td>
</tr>
<tr>
<td>DTWF</td>
<td>0303822110</td>
<td>3 MCKINLEY SQ</td>
<td>18451</td>
<td>Commercial</td>
<td>Ground Leased</td>
<td>Leased to Marriott Ownership Resorts</td>
</tr>
</tbody>
</table>

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Urban Renewal Restrictions

- 72 Parcels under regulatory restriction not including BPDA Owned property under lease/ownership.
Expanding Restrictions

Downtown Waterfront Parcels Expected to Expire in 2022

Urban Renewal Parcel
- Expires in 2022
- Expires after 2022
What other restrictions exist besides the LDA?
U-Districts

[Map of U-Districts showing various districts and boundaries.]
Remaining Objectives
• Redevelopment of Sargent’s Wharf taking into account it’s current use as parking.
• Redevelopment of lot on Cross/Fulton taking into account it’s current use as parking.
• Working with ground tenant of Marketplace Center and Quincy Market to carry out goals of the plan while including the preservation of the historically significant property while upgrading it.
• Continued maintenance of the infrastructure and economic activity on Long Wharf while maintaining public access to the waters edge and Harbor Islands.
• To preserve public ways, parks, plazas including privately owned public spaces (POPS) to encourage pedestrians to utilize open spaces.
• Work with the developer of Harbor Garage for the redevelopment of the parcel consistent with goals of the plan.
• The use of eminent domain for title clearance for parcel assemblage, particularly important for land exchanges for climate resiliency measures.
• The use of urban renewal tools to aid in carrying out plans and initiatives for planning i.e. Boston 2030/Plan:Downtown.
Question and Answer
Why is Urban Renewal only in Boston?
URBAN RENEWAL PROJECTS

4. Boston – 16 urban renewal plans (most amended to extend expiration date to 2022)
9. Everett – Everett Square Urban Revitalization Plan, 2019
11. Fall River – Downtown Urban Renewal Plan, 2019
12. Fall River – Waterfront Urban Renewal Plan, 2019
14. Fall River – Municipal Airport Urban Renewal Plan (aka Commerce Park), 1997
17. Gardner – Urban Renewal Plan (Downtown), 2011
20. Lawrence – Lawrence TBD Urban Renewal Plan, 2017
23. Lowell – Acre Urban Revitalization and Development Project, 2000
24. Medway – Oak Grove Area Urban Renewal Plan, 2017
27. Salem – Heritage Plaza East Urban Renewal Project, 1965/Salem Downtown Renewal Plan, Major Plan Change in 2012
29. Somerville – Assembly Square Revitalization and Development Project, 1980/Assembly Square Revitalization Plan, 2002 Major Plan Change
30. South Hadley – South Hadley Falls Urban Redevelopment and Renewal Plan, 2020
32. Springfield – 16 Urban Renewal Plan areas (various expiration dates)
33. Westfield – Elm Street Urban Renewal Plan, 2013
35. Worcester – Union Station Urban Revitalization Plan, 1996
Urban Renewal in 2021
Why can’t the city just use eminent domain?
• The City of Boston Public Facilities eminent domain powers only extend to takings for a municipal purpose (i.e. public facilities).

• The cities powers do not extend for private development purposes and they are limited by statute for costs associated with takings.

• The city does not have the ability to clear title or do site assembly for private development or enter into a regulatory agreement within U-subdistrict.

• Certain funding require public ownership, allowing the BPDA to access funds if available.

• The Boston Planning and Development Agency is the planning and development arm of the city of Boston unlike the public facilities commission.
What happens to Land Disposition Agreements if the plan sunsets?
• Requirements and restrictions sunset and can not be enforced or transferred to another agency.
• BPDA loses controls within the LDA and Plan.
What happens to public mitigation or affordability required in the plan?
• Some Urban Renewal Parcels specify a certain % of total construction cost for public benefit including public art, parks improvements.

• Affordability would rely exclusively on IDP.
Other Issues?
• Urban Renewal Areas have pre-existing blight findings.
• Legal definition of blight is key to unlocking public financing sources in partnership with other public and private entities.
• Blight can be interpreted as a parcel difficult to develop.
• Boston is an old city and Title Clearance may stall some developments.
• Design Review issues.
Recap
• Plan – Sub-Area restrictions, Land Use and Design Review requirements within the Plan.

• Regulatory Agreements/Land Disposition Agreements/Rehab Agreements – To maintain public interest/leverage to extract maximum public benefit or design review.

• BPDA Owned Property – Future planning for Sargeant’s Wharf, Cross/Fulton Street Parking Lot and others under lease.

• Urban Renewal Tools – Climate Resiliency/future redevelopment of parcels.
Extra
Frog Pond Foundation
Open Space
Parcels A-3N and A-3N-1
Dock Square Garage
20-30 Clinton Street
Parcel E-8
60 State Street
Portions of Parcel E-11
E-9 & E-9A

Parcel 1 and 10

E-9B, (E-9C - Now part of E-9B)
Parcel 1 & 1A
17-21 Union St

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Rehab Agreement
C-1 Sun Oil
Rowes Wharf and 350 Atlantic Avenue
Parcel A-1 and D-6
Harbor Towers
Parcel A-2A, A-3S and Lot T
New England Aquarium
Parcel A-4
Marriott Long Wharf Hotel
Parcels A-6, A-7 and A-7A
Christopher Columbus Park
Parcel A-8
Rose Kennedy Garden
Parcel D-1
Ausonia Apartments
Parcel C-2B
71-87 Commercial Street
Mercantile Hall
Parcel C-2-D
Parcels C-2-1 through C-2-41
North End Elderly Parcel C-2-42A
Harborside Inn
185-191 State Street
Parcel D-9A
Quincy Market
Parcels E-5 and E-6
Bostonian Hotel
54-68 Blackstone Street
Parcels E-9B and E-9C
J-1
146-150 Milk St.

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Parcel 4
100 Blackstone
B-1 Commercial Wharf Rehab Agreement
Richmond St.
Parcel C-2
Sargents Wharf
Parcel B-3
Long Wharf, Long Wharf Row, Atlantic Avenue
East India Row
McKinley Square
Customs House Street
Faneuil Hall Market Place
Cross St., Fulton St.
Cross St.,
Commercial St