Urban Renewal: Central Business District

May 17, 2021
Simultaneous Spanish, Cantonese and Mandarin interpretation service is being provided for this meeting.

To switch to the Spanish, 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
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

- **Chris Breen**
  Urban Renewal Manager

- **Mary Knasas**
  Downtown Planner

- **Kelly Sherman**
  BPDA Planner

- **Chris Busch**
  Senior Waterfront Planner

- **James Fitzgerald**
  Senior Transportation Planner
Urban Renewal Area Agenda

1. Introduction
2. Review: Community Process
3. Urban Renewal Basics
4. Extension/Sunset of the Central Business District
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

[Image of a family photo]

[Image of a document with a list of names and addresses]
My Background
My Background
How Urban Renewal Affected My Life
Why Are We Here?
Urban Renewal Extension Process

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

Dear Director Golden,

May 3, 2016

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 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

• Touch on the historical rationale for Urban Renewal.

• Explain the importance of Urban Renewal Tools to the Agency.

• Show the land use protections in the Urban Renewal Plan and Land Disposition and Regulatory Agreements. (Public Interest)

• Talk about boundary changes, modification to goals and extension/sunsetting conversation.
Review: Community Process

“Who, what, when, where, why?”
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.
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. (UR)

• 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.

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

– President Truman
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.

• Greater Boston jobs increased by 22%.

• Boston has the lowest median family income of the nation’s largest cities.
Boston’s Population (1900 – 2015)
• New York Streets (BHA)
• West End
• Whitney Streets
• North Harvard
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.
1960s
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.
1970 - Present

23 Urban Renewal Plans Exist in Boston
Urban Renewal Basics
What is an Urban Renewal Plan?

- Goals and Objectives in each area. Revitalize Downtown, increase jobs, provide traffic flow improvements.

- Land Use Restrictions, Height, FAR, Dimensions, Setbacks, Parking, Open Space, Density in addition to the Zoning Code compliance.
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.
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.

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

6. **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.

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

8. **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
Urban Renewal Action Plan

The BRA works to implement the Urban Renewal Action Plan for the Boston Central Square area. The plan is designed to enhance the area's economic and community development. It includes provisions for the revitalization of the area, including the development of new residential and commercial spaces, the improvement of transportation infrastructure, and the enhancement of public spaces. The plan is intended to attract new businesses and residents to the area, and to improve the overall quality of life for those who live and work there.

The BRA is working with various stakeholders, including the City of Boston, the Massachusetts Bay Transportation Authority (MBTA), and the Boston Planning and Development Agency (BPDA), to implement the action plan. The BRA will provide updates on the progress of the plan and the status of the various initiatives. The plan includes a variety of strategies, including the development of new housing, the improvement of transportation infrastructure, and the enhancement of public spaces. The BRA is committed to working with the community to ensure that the plan meets the needs of all stakeholders.

Outline of major modifications heating plan:

1. The BRA will implement major modifications to the heating plan by providing a detailed analysis of the current heating system and the potential for cost savings. The BRA will work with the city to implement the modifications, and will provide regular updates on the progress of the project.

2. The BRA will also work with the city to implement a new heating system for the area, which will be more efficient and cost-effective than the current system.

3. The BRA will also work with the city to implement a new heating system for the area, which will be more efficient and cost-effective than the current system.

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10. The BRA will also work with the city to implement a new heating system for the area, which will be more efficient and cost-effective than the current system.

In summary, the urban renewal action plan is a comprehensive plan designed to enhance the economic and community development of the Boston Central Square area. The BRA is committed to working with the community to ensure that the plan meets the needs of all stakeholders.
BPDA Owned Property

This map displays property owned by the BPDA. The BPDA property inventory consists of land parcels ranging from small, unbuildable parcels to larger parcels and sites consisting of contiguous land parcels that are suitable for residential, mixed-use or commercial development. The Real Estate department conducts strategic property dispositions with the goal of maximizing public benefit generated from public land.

See this page for information on the BPDA Property disposition process.

Data keys:
- The fields Address, Zip Code, Lot Size SF, and Built SF pull from the City of Boston Assessing Department database.

BPDA Parcels
- Developable
- Not developable
- Ground Leased
- Commercial lease/license
- Open Space/Community Garden
- Designated
- Future Planning Needed
- Parking lot/Garage
- Long Term Maintenance Agreement

BPDA Neighborhoods

Layers
- ▶ BPDA Parcels
- ▶ Assessing Parcels
- ▶ BPDA Neighborhoods
- ▶ Zoning Subdistrict
- ▶ LDAs
2022 Proposals
Extension/Sunset of the Central Business District
Central Business District

A) School – Franklin Urban Renewal Plan.


C) South Station Urban Renewal Plan.
Expiring Restrictions

• LDA’s expiring in 2022
Furthering Planning Goals

- Imagine Boston 2030
- Plan: Downtown
- Diversity, Equity and Inclusion
- Transportation and Mobility
- Climate Resiliency
- Covid 19 Factors
School-Franklin Review

- Owned Property
- Regulatory Restrictions
- Actions Taken
- Feedback

[Map showing LDA Property and BPDA-Owned Property]
<table>
<thead>
<tr>
<th>Date</th>
<th>Action</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>School Franklin</td>
<td>BPDA</td>
<td>Lease Agreement</td>
</tr>
</tbody>
</table>
## Property

<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>School Franklin</td>
<td>0302856000</td>
<td>45 SCHOOL ST</td>
<td>26481</td>
<td>Commercial</td>
<td>Ground Lease</td>
<td>Old City Hall</td>
</tr>
<tr>
<td>School Franklin</td>
<td>0304725000</td>
<td>0 SCHOOL ST</td>
<td>3251</td>
<td>Open Space</td>
<td>Long Term Maintenance Agreement with Irish Famine Trust</td>
<td>Irish Famine Memorial, park benches, and trees. Corner of Washington and School St.</td>
</tr>
</tbody>
</table>
Boylston-Essex

Owned Property

Regulatory Restrictions

Actions Taken

Feedback

boston planning & development agency
### Actions

<table>
<thead>
<tr>
<th>Date</th>
<th>Action</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>04/2017</td>
<td>Amended LDA</td>
<td>Request authorization to extend the Outside Conveyance Date and the end of the Adverse Conditions Period. Also to extend the Outside Closing Date.</td>
</tr>
<tr>
<td>04/2018</td>
<td>Amended LDA, Amend Development Agreement</td>
<td>Request authorization to execute an amendment to the Land Disposition Agreement with South Station Phase 1 Owner LLC; to execute an amendment to the Development Agreement among the Proponent, the BRA and the MBTA for the South Station Air Rights Project.</td>
</tr>
<tr>
<td>09/2018</td>
<td>Amended LDA, Amend Development Agreement</td>
<td>Request authorization to execute an Amendment to the Land Disposition Agreement with South Station Phase 1 Owner LLC; to execute an Amendment to the Development Agreement with South Station Phase 1 Owner LLC and Massachusetts Bay Transportation Authority; and, to take all related actions.</td>
</tr>
<tr>
<td>10/2018</td>
<td>Amended LDA, Amend Development Agreement</td>
<td>Request authorization to execute an amendment to the Land Disposition Agreement with South Station Phase 1 Owner LLC for the South Station Air Rights project; to execute an amendment to the Development Agreement with the MBTA; and, to take all related actions.</td>
</tr>
<tr>
<td>04/2019</td>
<td>Amended LDA, Amend Development Agreement</td>
<td>Request authorization to execute an amendment to the Land Disposition Agreement with South Station Phase 1 Owner LLC for the South Station Air Rights project; to execute an amendment to the Development Agreement with the MBTA; and, to take all related actions.</td>
</tr>
<tr>
<td>10/2019</td>
<td>Amended LDA, Amend Development Agreement</td>
<td>Request authorization to execute an amendment to the Land Disposition Agreement with South Station Phase 1 Owner LLC and to execute an amendment to the Development Agreement with South Station Phase 1 Owner and the Massachusetts Bay Transportation Authority for the extension of the conveyance date to April 30, 2020, and the extension of the construction completion date to 78 months after start of construction; to approve and</td>
</tr>
<tr>
<td>Urban Renewal Area</td>
<td>Assessing ID</td>
<td>Address</td>
</tr>
<tr>
<td>-------------------------</td>
<td>------------------</td>
<td>-------------------</td>
</tr>
<tr>
<td>South Station</td>
<td>0304233000</td>
<td>0 PURCHASE ST</td>
</tr>
</tbody>
</table>
Is the Plan Complete?

<table>
<thead>
<tr>
<th>Neighborhood</th>
<th>Address</th>
<th>Land Sq. Feet</th>
<th>Gross Floor Area</th>
<th>BPDA Contact</th>
</tr>
</thead>
<tbody>
<tr>
<td>Downtown</td>
<td>700 Atlantic Avenue</td>
<td>361,076 sq ft</td>
<td>2,522,000 sq ft</td>
<td>Michael Sinatra</td>
</tr>
</tbody>
</table>

Air rights project above South Station: 1,203,000 sf office, 321,000 sf residential, 360-room hotel in 3 phases, and 895 parking spaces. The Phase 1 Building will contain a total building area not to exceed 1,032,000 square feet. The building will contain a total building area not to exceed 711,000 square feet to be used for office uses which include approximately 7,000 square feet of retail space, and will contain a total building area not to exceed 321,000 square feet of residential space, which may either be for sale or rental units. The building height of the Phase 1 Building will be up to 640.4 feet in height to the top of the highest occupiable floor. Up to 527 parking spaces may be built during Phase 1; updated transportation studies will determine the final parking count for Phases 2 and 3.
Urban Renewal Tools

• 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.

• Transportation Improvements
What’s Left?

- Disposition of C-2 (Open Space)
- Further planning for increased access to Fort Point.
- Use of South Station Plan to implement Imagine 2030 + Plan: Downtown.
- Use of the South Station plan to implement Climate Ready Boston addressing climate resiliency.

- Due to new development, many goals and objectives continue to be relevant particularly regarding traffic movement and design of streets and circulation. Coordinate with MassDOT on future development and plans for implementation.
- Encourage and enforcement of Public Open Space uses.
Any Questions?
Commonwealth of Massachusetts
DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT
Charles D. Baker, Governor ◆ Karen E. Polito, Lt. Governor ◆ Jennifer D. Maddox, Undersecretary

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