Language Interpretation Services

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

To switch to the appropriate audio channel, please select "interpretation" located at the bottom of your screen. For the Spanish audio channel, please select "Spanish". To select Mandarin, please select the "Chinese". To select Cantonese please select “French”.

Ofrecemos interpretación en esta reunión. Oprima el icono de “Interpretation” que aparece en la parte de abajo de su pantalla y seleccione español. Desde su teléfono vaya a “more”.

要选择普通话，请选择“中文”。要选择广东话，请选择“俄语”。通过手机访问更多
Meeting Recording

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.
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 projects and planning 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
Meeting Format

• During the BPDA’s presentation, all microphones will be muted.

  1. Raise your hand and we will take your questions orally in the order that hands were raised once the presentation is complete.

Powerpoint

http://www.bostonplans.org/planning/urban-renewal/overview
Zoom Tips
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

- **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.
Panelists

- Chris Breen - Urban Renewal Manager
- Raul Duverge - Project Manager
- Alexa Pinard – Senior Architect Urban Designer
- Charlotte Ong – South End Planner
- Arreen Andrew – Community Engagement Manager
- Martin Serrano – Legal Assistant
- Joe Christo – Senior Coastal Resilience Waterfront Planner
- Elected Officials/Reporters
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. Urban Renewal Importance
7. Next Steps
Introduction
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
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...
Civic Engagement Goals – Initial Meeting

- 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.
- Ask the community for input on changes to the plan. (i.e. boundaries)
- Ask the community for input on other changes to the Urban Renewal Plan.
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
Urban Renewal

Background
1937-1949
Setting the Stage:
Pre-Urban Renewal
Nationally – US Cities

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

• In post-world war America, Immigrants arrive from a destabilized Europe in great numbers as industrialization slows. Also African Americans go north from the Deep South.

• 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’.

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

- Boston Irish Immigrants 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 (combat zone).
- Moody’s downgraded Boston’s bond rating from A to Baa which is near Junk Level and on the brink of bankruptcy.
1949-2020
Urban Renewal Timeline
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

– President Truman
1950’s
Boston
“Boston is like an apple with a shiny skin, rotten at the core”

- Robert Ryan, Pioneer of the Industrial Park Concept 1950
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 lower median family income of the nations 7 largest cities.
Boston’s Population (1900 – 2015)
1954

New York Streets
1957
Boston Redevelopment Authority
• West End
• Whitney Streets
• North Harvard
What was Learned?

• Emotional toll of displacement.
• Lack of voice for community.
• Focus on 1950’s style high rises for upper middle class and attracting big business back to the city.
1960-1970
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?" (1960).

– Christian Science Monitor Article
1961

Ed Logue: Takes the Reigns

Urban Renewal 2.0
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.
- 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 for 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 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
1961-1965
South End
South End

• The population plummeted from 50k in 1950 to 31k in 1960 (21k by 1970).

• SE residents in 1960 were amongst the cities’ lowest annual income average accounting for a third of Boston’s welfare caseload.

• In 1960, almost 28% of the once grand homes were functioning as rooming houses.

• In 1960, 91% of the SE population were renters.

• In 1960, residents of the SE self identified as coming from 40 different ethnic groups with a 41% non-white population.
South End: Urban Renewal

- A forty member South End Urban Renewal Committee is organized to structure consultation between the BRA and 16 neighborhood associations.

- Mel King fights for an elected SEURC and organizes CAUSE; a group that would go on to organized protests for Urban Renewal Tools to be used for an increased number of income restricted housing.
Community Mobilization

- SEURC – South End UR Committee
- CAUSE – Community Assembly for SE
- SEFCO – SE Federation of Com Org
- SEPAC – SE Project Action Committee
- SETC/TDC – SE Tenants Council
- ETC/IBA – Emergency Tenants Council
- CATA – Columbus Ave Tenants Council
- PEURC – Peoples Elected UR Committee
- SEDC - SE Development Corporation
Results of Community Engagement
$37 Million ($320 million) Investment In the South End

- Rehabilitated Residential Buildings.
- New Public Facilities.
- New Affordable Multi-family, Rental and Elderly Housing.
- Street and Utility Improvements.
- Minimal Relocation.
- Fair Payment for Property.
- Families to be eligible for FHA Loans.
1965

South End Urban Renewal Plan is Approved
South End: Goals

- Reduce Blight and incompatible uses in residential areas.
- Improve the quality of housing with preserved or new housing.
- Provide an economically, socially, and racially diverse community.
- Provide new housing for elderly
- Preserve the street patterns, row houses, parks and squares
1965-1994
23 Urban Renewal Plans Exist in Boston
1994-2015

Urban Renewal Plans
Sunset

- 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 Process

14 of 16 Plans Extended 2016 -2022
2019
Urban Renewal: Community Engagement
2020

How is Urban Renewal Used Today?
South End
Parcel 57 & Parcel 59

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
- **Project Highlights**: 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
- 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

- **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
- **Project Highlights:** 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
Urban Renewal Action Plan
The BBA will hold a 6-year review of the Act (4) of the active urban renewal plan that is set to expire on April 30, 2024.

The BBA will continue to provide updates on the progress of the Act within the urban renewal plan.
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 Iannella 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).
News & Calendar for Community Meetings

Urban Renewal Community Meeting: South End

Oct 08, 2020
6:00 PM - 8:00 PM

Contact Name: Christopher Breen

Contact Email Address: Chris.Breen@Boston.gov

Type:
Public Meeting

Location:
Virtual Meeting

Contact Phone:
617.918.4202

Description:
The Boston Planning & Development Agency (BPDA) invites the surrounding community to a discussion covering the history and key concepts of Urban Renewal and its associated tools, updates to the BPDA’s progress regarding its Urban Renewal Action Plan; and to seek community feedback on potential changes to the future of Urban Renewal to include climate resiliency and protect equity in the South End Urban Renewal Plan.

Agenda
1. Introduction
2. Urban Renewal Background
3. Urban Renewal Action Plan

Related
Planning Initiative(s)
Urban Renewal

Neighborhoods
South End
Updated Records Management System

The BPDA recently switched to Box, a cloud content management and file sharing service.
New Procedures

Minor Modification 30 Day Notice to MA State - DHCD & Boston City Council
BPDA Land Disposition Agreement & BPDA Owned Property Inventory
Urban Renewal on the Zoning Viewer
04 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.
LDA in Charlestown

4 Short Street

This Land Disposition Agreement only allows for Open Space.
## South End Urban Renewal Plan

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Leases</td>
<td>7</td>
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<tr>
<td>LDAs</td>
<td>217</td>
</tr>
<tr>
<td>Deeds</td>
<td>17</td>
</tr>
<tr>
<td>Total URA Parcels</td>
<td>435</td>
</tr>
</tbody>
</table>
South End
Urban Renewal Parcels
Land Use Restrictions in Plan
South End
Land Disposition Agreements
South End Land Disposition Agreements
Parcel SE-69 – Boston City Lights
South End
Urban Renewal

Housing
# South End Urban Housing

<table>
<thead>
<tr>
<th>Housing Type</th>
<th>Quantity</th>
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<tbody>
<tr>
<td>Market Rate Housing Units</td>
<td>1,877</td>
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<tr>
<td>Affordable Rentals</td>
<td>3,456</td>
</tr>
<tr>
<td>Affordable Condos</td>
<td>316</td>
</tr>
<tr>
<td>Affordable Housing Units (Rents &amp; Condo Total)</td>
<td>3,772</td>
</tr>
</tbody>
</table>
South End
Urban Renewal

Affordable Housing
South End Urban Renewal Affordable Rentals

Castle Square
South End Urban Renewal Affordable Rentals

Parmelee Court
South End Urban Renewal Affordable Rentals

Roxbury Corners

boston planning & development agency
South End Urban Renewal Affordable Rentals

Langham Court
South End Urban Renewal Affordable Rentals

Waterford Place
South End Urban Renewal Affordable Rentals

Roxse
South End Urban Renewal Affordable Rentals

Douglass Plaza
South End Urban Renewal Affordable Rental & Condo

Rollins Square
South End Urban Renewal Affordable Condo

Clarendon Warren
South End
Lease Restrictions
Parcel 11A & 11B

Tent City Apartments
Parcel 9

Boston Center for the Arts
Parcel 10
Tropical Foods
Store
South End Urban Renewal Parcel Leases

- Parcels 11A and 11B – Subsurface Parking and Foundation Lease
- Parcels 11A and 11B – Tent City Housing
- Parcel 9 – Boston Center for the Arts (BCA) Lease
- Parcel 8 – Atelier Theater Condominium Unit – BCA/Huntington Theater Company
- Parcel X-28 (a/k/a Southwest Corridor Parcel 9) – Hotel
- Parcel 200 – Crosstown Hotel
South End
Deed Restricted
Parcel 54
Public Facilities
BPD
South End & Lower Roxbury

- Urban Renewal Open Space Land Trust
- Boston Natural Areas Network, Inc.
South End Urban Renewal Gardens

Parcel 30

1561 Washington Street
South End Urban Renewal Gardens

Parcel 33B

75 Northhampton Street

boston planning & development agency
South End Urban Renewal Gardens

Parcel RE-2B

108-138 Worcester Street
South End Urban Renewal Open Space Gardens

- 106-118 West Springfield Street (Parcels SE-49, SE-7, SE-122, RD-36, SE-123 and SE-2)
- 29 and 31 Dartmouth Street (Parcel SE-124)
- 561 Columbus Avenue (Parcel RR-8)
- 108-138 Worcester Street (Parcel RE-2B)
- 20-22 Clarendon Street and 67-69 Warren Avenue (Parcel RD-13)
- 75-87 Northampton Street (Parcel 33B)
- 1561-1565 Washington Street (Parcel 30)
- Corner of Tremont, Lenox and Kendall Streets (Parcel 23A)
- 500-510 Tremont Street, 1-67 East Berkeley Street and 211-217 Shawmut Avenue (Parcel P-6A)
- 24-30 Warwick Street (Parcel RD-22)
- 30 Wellington (Parcel SE-118)
- 25-29 Warwick Street (Parcel X-26A)
- Parcel 30A & Parcel RR-15
South End Urban Renewal

Parks
South End Urban Renewal Parks

Parcel P-2

Childe Hassam Park
(formerly Goldweitz Park)
South End Urban Renewal Parks

Parcel P-17A

Peter’s Park
South End Urban Renewal Parks

Parcel P-26

James Hayes Park
South End Urban Renewal Parks

Parcel P-27

St. Helena’s Park
South End Urban Renewal Parks & Playgrounds

**City Parks Department**
- Titus Sparrow Park (Parcels 12A and 12C)
- Childe Hassam Park (Parcel P-2)
- Peter’s Park (Parcel P-17A)
- Derby Park and David L. Ramsay Park (Parcel P-21B)
- Watson Park (Parcel P-25)
- James Hayes Park (Parcel P-26)
- St. Helena’s Park (Parcel P-27)
- Hiscock Park (Parcel RR-10)

**MBTA Parks**
- Southwest Corridor Park (Parcels 48F, 48G, 48I, 54, 79A, 79B, 79F, 81G & 82A)
- Parcel near Carter School (Tract I-1 and I-2)

**BWSC Playground**
- Union Park Street Playground
05
BPDA Owned Property
151 Lenox Street
Parcel 22-A
Lennox Street, R-35B
140 Lenox Street
Parcel 20
Fredrick Douglas Peace Garden

Frederick Douglass Peace Garden Workshop

Feb 05, 2020
6:00 PM - 8:00 PM

Contact Name: Morgan McDaniel

Type: Workshop

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

Location: Roxse Homes Community Room
Rear of 1050 Tremont Street
Roxbury, MA 02120

Contact Phone: 617.918.6250

Description:
The Boston Planning & Development Agency (BPDA) invites the community to a public meeting to discuss Parcel X-26B in the South End Urban Renewal Area, known as the Frederick Douglass Peace Garden.

At this meeting, we invite the community to review the first draft of a request for proposal (RFP) and provide feedback. The RFP draft is based on comments from the previous community meeting held on November 6, 2019.

Related
Planning Initiative(s)
Lower Roxbury Properties

Neighborhoods
Roxbury

Document(s)
Frederick Douglass Peace Garden Community Meeting 11.6.19 Comments (PDF 299KB)
Frederick Douglass Peace Garden RFP Draft 2.5.20 (PDF 1.1MB)
Warwick Street & Tremont Street
Shawmut Avenue
Parcel 5-S
Village Ct. & Tremont St
Millicent Way
E. Berkeley
Albany & Hampden Street
68 Rutland Street
Parcel RR-16
32 Wellington Street
Washington Street

Ramsay Park

0901475000
06

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
The taking of property to 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.

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
BPDA Owned Property
Plan – Leverage at the Table

- Land Use & Building Requirements (Use, Height, FAR, Dimensions)

- Design Review outside of Landmarks

- Land Disposition Agreement and Regulatory Restrictions
07

Next Steps: Workshops
South End
Urban Renewal
Plan Boundaries
New Goals
Imagine Boston 2030
Higher Equity Standards
Climate Resiliency
“In twenty first century America, some cities flourish while others struggle. But all must contend with deteriorating infrastructure, economic inequality and unaffordable housing. City Governments have limited tools with which to address these problems and many must rely on the private market to support the public good.”

-Lizabeth Cohen, author of “Saving American Cities”
Additional Information
South End Urban Renewal Affordable Condo

Art Block
Concord Square & Worcester Street
Parcel 22

80-112 Camden Street
PB-3A

82-90 Dartmouth Street
RC-3A

4-6 Braddock Pk.
Methunion Manor
725-735 Harrison Avenue
R-11C

1-4 St. George Street