City Council Hearing: Extension Request for 9 of 14 Urban Renewal Plans

March 22, 2022
Current Proposal:

Sunset 5 Urban Renewal Areas on 4/22/22

Extend 9 Urban Renewal Areas through 12/31/22
CBD: School—Franklin

Minor Modifications to Urban Renewal Plan

<table>
<thead>
<tr>
<th>No.</th>
<th>Date of Vote</th>
<th>Parcel Affected</th>
<th>Subject</th>
</tr>
</thead>
<tbody>
<tr>
<td>8624</td>
<td>2/2/17</td>
<td>*</td>
<td>Approved urban Renewal Master Plan Project No. Mass. R. 4, 41</td>
</tr>
<tr>
<td>1062</td>
<td>7/3/16</td>
<td>*</td>
<td>Approved Urban Renewal Plan Project No. Mass. R. 4100</td>
</tr>
<tr>
<td>5335</td>
<td>3/1/15</td>
<td>A-1</td>
<td>Identified the permitted Land Use of Property A-1</td>
</tr>
<tr>
<td>5995</td>
<td>6/30/15</td>
<td>A-1</td>
<td>Identified the permitted Land Use of Property A-1</td>
</tr>
<tr>
<td>6667</td>
<td>1/2/16</td>
<td>*</td>
<td>Approved Extension of Urban Renewal Plan until 4/30/15</td>
</tr>
<tr>
<td>7525</td>
<td>1/18/15</td>
<td>*</td>
<td>Approved One Year Extension of Urban Renewal Plan</td>
</tr>
<tr>
<td>7585</td>
<td>1/10/15</td>
<td>*</td>
<td>Approved Ten Year Extension of Urban Renewal Plan</td>
</tr>
<tr>
<td>7617</td>
<td>1/6/16</td>
<td>*</td>
<td>Approved 60 Day Extension of Urban Renewal Plan</td>
</tr>
<tr>
<td>7643</td>
<td>1/15/16</td>
<td>*</td>
<td>Approved Six Year Extension of Urban Renewal Plan</td>
</tr>
</tbody>
</table>

end date: January 18, 2016

Urban Renewal Area
BPDA Crowned Property
Urban Renewal Area
Staggered Sunset Plan
Recommendation for Sunset

**Actions Taken**

**Planning Context**

**Regulatory Controls**

**Owned Property**

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Follow Up Proposal Regarding Boston’s 14 Urban Renewal Plans

**BACKGROUND**

On August 9, 2019, the Boston Planning & Development Agency ("BPDA") submitted a Proposal Regarding Boston’s 14 Urban Renewal Plans (the "Proposal") to the Department of Housing and Community Development ("DHCD"). The BPDA’s initial Proposal was submitted in compliance with an Action Plan, as required under DHCD’s August 3, 2016 approval of a six (6) year extension for fourteen (14) Boston Urban Renewal Plans, listed herein:

- Brunswick-King
- Campus High School
- CBD Soylent Essex
- CBD School-Franklin
- CBD South Station
- Charlestown
- Fenway
- Government Center
- Kittridge Square
- Park Plaza
- South Cove
- South End
- Washington Park
- Downtown Waterfront

At the time the Proposal was submitted, the BPDA held community meetings to share the intended strategy relative to the Urban Renewal Plans for the remaining six year extension for five (5) of the Urban Renewal Plans. The Proposal outlined the BPDA’s commitment to submitting a final proposal to DHCD that would include more specific proposals for the other nine (9) Urban Renewal Plans by August 2020. Due to the unforeseen impacts of the Covid-19 pandemic, the BPDA requested an extension from DHCD on the submission of the final proposal, as agency-wide community engagement had been put on hold. Over the past year and a half, the BPDA has engaged in extensive outreach, including approximately ten (10) virtual community meetings on specific Urban Renewal Plans. Contained herein is a Proposal that outlines what the BPDA intends to do with 14 of Boston’s Urban Renewal Plans over the remaining years of the 6-year extension. This Proposal addresses a timetable for sunsetting applicable Urban Renewal Plans, an analysis of whether or not the Urban Renewal Plans should remain as drawn or be modified, and a framework/timetable of action where the BPDA is planning to propose (or not propose) an extension after the current 6 year extension expires. In considering all relevant factors, BPDA staff has taken into account certain themes and action items that emerged throughout its analysis: 1) Existing blight, substandard, and decadent conditions remain today; 2) Need for climate resiliency; 3) Coordination with MEPA; 4) Prioritize Diversity, Equity and Inclusion; and 5) Effects of the COVID-19 pandemic as it relates to the BPDA’s engagement on Boston’s Urban Renewal Plans.
• CBD: Boylston–Essex
• CBD: School–Franklin
• Park Plaza
• Kittredge Square
• Brunswick King
CBD: Boylston–Essex
CBD: Boylston–Essex

**BPDA-Owned**

0 Parcels

**Restrictions**

1 LDA,
1 Assessor ID’s

**Actions Taken**

1 Actions

**Community Feedback**

“... BPDA recommended the potential sunsetting of Urban Renewal for this area.”
<table>
<thead>
<tr>
<th>Category</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>BPDA-Owned</strong></td>
<td>2 Parcels</td>
</tr>
<tr>
<td><strong>Restrictions</strong></td>
<td>2 LDAs, 4 Assessor ID’s</td>
</tr>
<tr>
<td><strong>Actions Taken</strong></td>
<td>2 Actions</td>
</tr>
<tr>
<td><strong>Community Feedback</strong></td>
<td>“…did not express a strong preference to either sunset or renew…”</td>
</tr>
</tbody>
</table>
Park Plaza
Park Plaza

BPDA-Owned

1 Parcels

Restrictions

6 LDAs,
Mulitple Assessor ID’s

Actions Taken

2 Action

Community Feedback

“BPDA did recommend sunsetting the plan in the most recent community meeting”
Brunswick King
Brunswick King

**BPDA-Owned**
2 Parcels

**Restrictions**
6 LDAs,
6 Assessing ID

**Actions Taken**
6 Action

**Community Feedback**
“Residents [...] felt that the plan could sunset when all parcels are successfully transferred with community involvement to further meet the neighborhood’s needs and goals”
Kittredge Square

BPDA-Owned

3 Parcels

Restrictions

28 LDAs,
83 Assessor ID’s

Actions Taken

6 Actions

Community Feedback

“...were supportive of a potential sunset of the plan area...”
Campus High School
Charlestown
Downtown Waterfront - Faneuil Hall
Fenway
Government Center
South Cove
South End
South Station
Washington Park

Urban Renewal Areas
Expected to be Extended

Charlestown
Downtown Waterfront
Government Center
South Cove
South End
South Station
Washington Park
Immediate: Extension Votes from BPDA Board and Boston City Council; Submit Final Plan to DHCD.

During Extension: Discuss and determine the appropriate timeline for sunsetting remaining Urban Renewal plan areas and develop a plan to consider the continued protections provided by LDA’s.
Thank You
Remaining Areas:
Campus High School Overview

BPDA-Owned

- 16 Parcels

Restrictions

- 16 LDAs

Actions Taken

- 22 Actions

Community Feedback

“...wondered how upcoming RFP would effect urban renewal ...”
CBD: South Station Overview

BPDA-Owned

1 Parcel

Restrictions

4 LDAs

Actions Taken

7 Actions

Community Feedback

“...were primarily focused on how the city and BPDA can address climate resiliency, sea rise, and future flood paths throughout the surrounding area..”
Charlestown Overview

BPDA-Owned

55 Parcels

Restrictions

293 LDAs

Actions Taken

68 Actions

Community Feedback

“...expressed support for an extension of the plan with strong support for extending land use controls that enforce open space or preservation restrictions.”
Downtown Waterfront Overview

BPDA-Owned

21 Parcels

Restrictions

66 LDA’s

Actions Taken

13 Actions

Community Feedback

“...how to best utilize the remaining BPDA owned parcels in the area and concerns over the loss of regulatory restrictions if the plan were to sunset.”
Fenway Overview

BPDA-Owned

Restrictions

Actions Taken

Community Feedback

2 Parcels
+ 36 Air Rights

20 LDAs

8 Actions

“...mixed opinions, indicated a long term vision to sunset..”
Government Center Overview

- **BPDA-Owned**: 14 Parcels
- **Restrictions**: 22 LDAs
- **Actions Taken**: 6 Actions
- **Community Feedback**: “...interested in aspects of preservation curious about future activities.”
South Cove Overview

BPDA-Owned

23 Parcels

Restrictions

29 LDAs

Actions Taken

26 Actions

Community Feedback

“Residents have reached out, interested in discussing the future of BPDA owned parcels within the plan area [including] parcels P-12C and R-1…”
South End Overview

BPDA-Owned
54 Parcels

Restrictions
217 LDAs

Actions Taken
36 Actions

Community Feedback
“Interested in potentially shirking the boundary of the plan area...”
# Washington Park Overview

**BPDA-Owned**

- 49 Parcels

**Restrictions**

- 64 LDAs

**Actions Taken**

- 29 Actions

**Community Feedback**

- "Residents concerned with loss of open space or elderly housing units"
What are Urban Renewal Tools?
Urban Renewal Tools

- **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.

- **Title Clearance**: The taking of property to clear title. Important for financing of projects.

- **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.

- **Land Use Controls**: Use, FAR, parking and design restrictions specific to each Urban Renewal Disposition Parcel.

- **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

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

**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.

**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.

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

**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.

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

**Economic Development**: Ability to acquire a property interest in the context of assisting with Pilot Agreements and or other tax incentive programs, as well as Federal and State Grants.
What is an Urban Renewal Plan?
**Goal & Objective Setting: The Plan**

<table>
<thead>
<tr>
<th>LAND USE</th>
<th>PERMITTED USES</th>
<th>MAX. BLDG. HEIGHT (IN FT.)</th>
<th>MAX. FLOOR AREA RATIO</th>
<th>MINIMUM PARKING SPACES</th>
<th>VEHICULAR ACCESS</th>
<th>A arcades or ground-floor setbacks</th>
</tr>
</thead>
<tbody>
<tr>
<td>A-1</td>
<td>General Business</td>
<td>60</td>
<td>3</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>A-2</td>
<td>Residential</td>
<td>300</td>
<td>8</td>
<td>3 for each 4 dwelling units</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>A-3*</td>
<td>General Office</td>
<td>125</td>
<td>8</td>
<td>600/</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>
<td></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>
<td></td>
</tr>
<tr>
<td>A-6*</td>
<td>General Office</td>
<td>250</td>
<td>10</td>
<td>--</td>
<td>10' in depth along Northern &amp; Southern, Eastern frontages</td>
<td></td>
</tr>
<tr>
<td>A-7</td>
<td>General Office</td>
<td>150</td>
<td>5</td>
<td>--</td>
<td>10' in depth along Southern frontage</td>
<td></td>
</tr>
<tr>
<td>A-8</td>
<td>Public Open Spaces</td>
<td>--</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.

downtown waterfront faneuil hall urban renewal plan

BOSTON REDEVELOPMENT AUTHORITY
What is an LDA?
Regulatory Controls: *The Land Disposition Agreement*

- Contract between buyer and seller regarding use of land.
Recent Actions:
Next Step
Example:
### Table A: Land Use and Building Requirements

<table>
<thead>
<tr>
<th></th>
<th></th>
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<tbody>
<tr>
<td>1-6</td>
<td>Institutional</td>
<td>AA</td>
<td>AA</td>
<td>AA</td>
<td>NA</td>
<td>Z</td>
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<tr>
<td>8</td>
<td>Institutional, Commercial, Offices, Residential</td>
<td>Trenton Street: 20</td>
<td>Berkeley Street: 10</td>
<td>AA</td>
<td>AA</td>
<td>NA</td>
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<tr>
<td>12</td>
<td>Residential — upper floors Commercial — ground floor 1</td>
<td>Z</td>
<td>24</td>
<td>40</td>
<td>40</td>
<td>1 d.a.</td>
</tr>
<tr>
<td>13, b</td>
<td>Residential — upper floors Commercial — ground floor 1</td>
<td>Z</td>
<td>24</td>
<td>40</td>
<td>40</td>
<td>1 d.a.</td>
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<tr>
<td>19a, b</td>
<td>Residential — upper floors Commercial — ground floor 1</td>
<td>Z</td>
<td>24</td>
<td>40</td>
<td>40</td>
<td>1 d.a.</td>
</tr>
<tr>
<td>19c</td>
<td>Residential — upper floors Commercial — ground floor 1</td>
<td>Z</td>
<td>24</td>
<td>40</td>
<td>40</td>
<td>1 d.a.</td>
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<tr>
<td>20</td>
<td>Commercial</td>
<td>Trenton Street: 20</td>
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<td>NA</td>
<td>NA</td>
<td>B.C.K.</td>
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<tr>
<td>21, 21a</td>
<td>Residential</td>
<td>Northampton St: 80</td>
<td>24</td>
<td>40</td>
<td>30</td>
<td>1 d.a.</td>
</tr>
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</table>
## South End Urban Renewal Parcels Renewal Plan

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
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</thead>
<tbody>
<tr>
<td>Leases</td>
<td>6</td>
</tr>
<tr>
<td>LDAs</td>
<td>217</td>
</tr>
<tr>
<td>Deeds</td>
<td>17</td>
</tr>
<tr>
<td>Total URA Parcels</td>
<td>435 by Assessor ID</td>
</tr>
</tbody>
</table>
## South End Urban Renewal Housing Renewal Plan

<table>
<thead>
<tr>
<th>Category</th>
<th>Quantity</th>
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<tbody>
<tr>
<td>Market Rate Housing Units</td>
<td>1,877</td>
</tr>
<tr>
<td>Income Restricted Rentals</td>
<td>3,456</td>
</tr>
<tr>
<td>Income Restricted Condos</td>
<td>316</td>
</tr>
<tr>
<td>Income Restricted Housing Units</td>
<td>3,772</td>
</tr>
<tr>
<td>(Rents &amp; Condo Total)</td>
<td></td>
</tr>
</tbody>
</table>