



城市更新：市中心海滨——法尼 尔厅

2021年7月26日



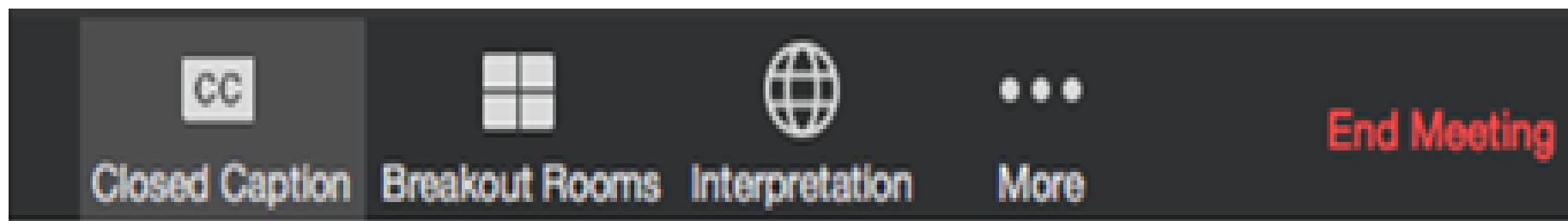
语言翻译服务

会议同时提供西班牙语，广东话和普通话的同声传译服务。

要切换到西班牙语，广东话和普通话音频频道，请选择屏幕底部的“翻译”。

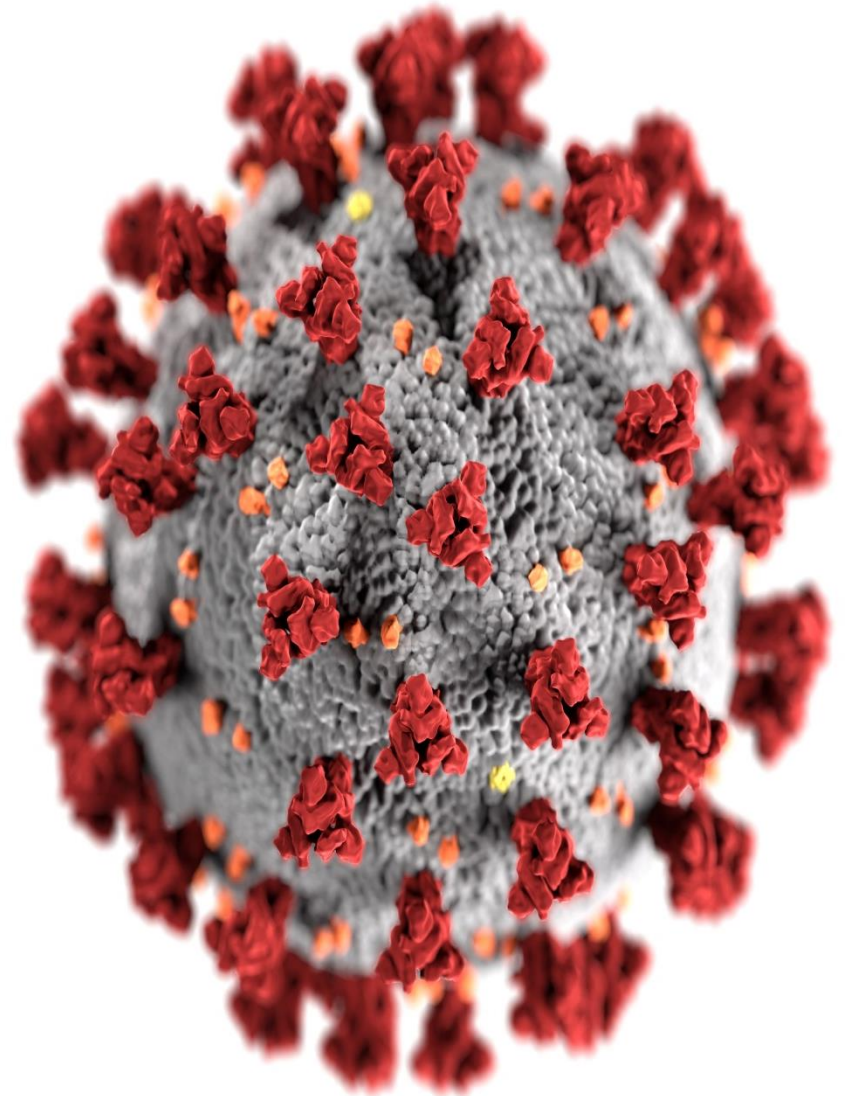
对于普通话音频频道，请选择“中文”。

对于粤语音频频道，请选择“德语”。



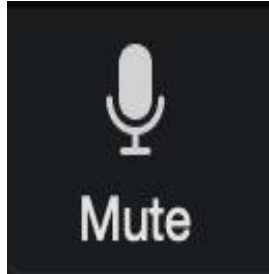
BPDA 新冠病毒 (Covid-19) 响应措施

- 由于受新冠病毒 (Covid-19) 公共健康危机的影响，BPDA 在 3 月份暂停了所有开发项目和计划活动。
- BPDA 在 6 月末使用 Zoom 平台用试点方式恢复了项目和规划的虚拟公共会议。
- 要更多了解 BPDA 的新冠病毒 (Covid-19) 响应措施，请访问以下链接：<https://bit.ly/BPDACovid-19>



Zoom 小技巧

以下是第一次使用 Zoom 的用户可以利用的一些小技巧。控制项在屏幕的下方。单击这些符号可以激活不同的功能：



Mute/unmute (静音/取消静音)

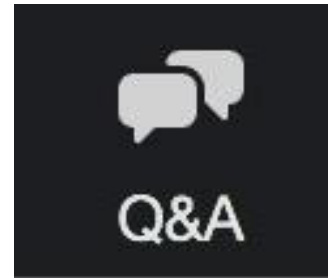
在主持人给予权限前将一直保持静音

*如果是使用手机拨号，拨*6 可以自行静音/取消静音*

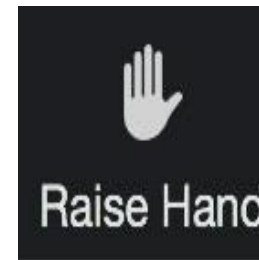


Turn video on/off (打开/关闭视频)

在主持人给予权限前视频将一直保持关闭



Q+ A 问与答
在演讲和问答环节中可用于提供书面问题和意见



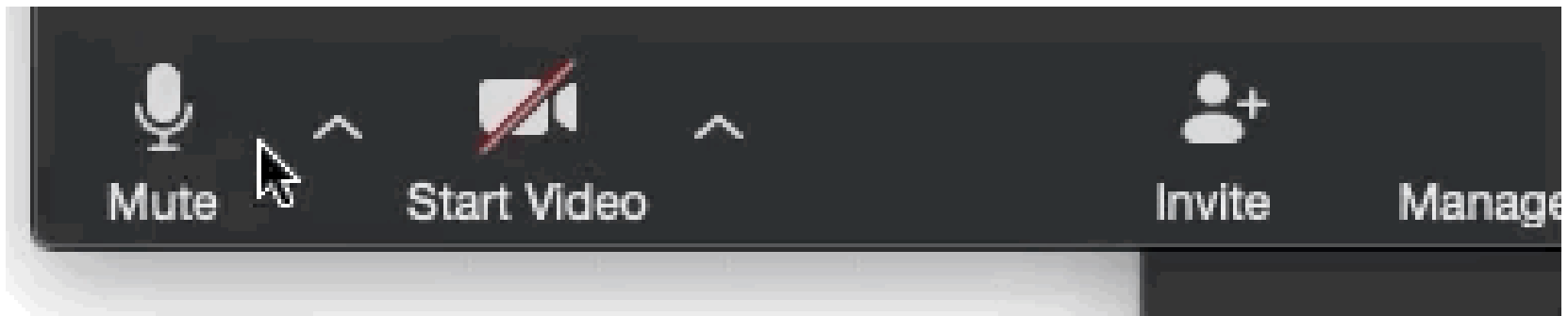
Raise Hand (举手)

在演示结束后请求音频/视频权限

*如果是使用手机拨号 拨 *9 代表举手*

会议录音

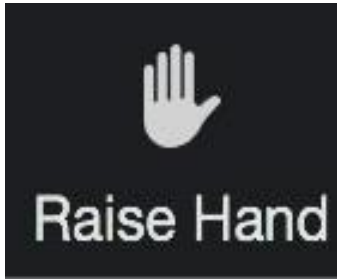
BPDA将记录该会议并将其发布在BPDA的网页上，以供那些无法实时参加Zoom会议的人使用。请注意，与会人员可能正在用手机摄像头或其他设备录制会议。如果您不想在会议期间被录音，请确保麦克风和摄像头处于关闭状态。



会议形式

在BPDA的演示过程中，所有麦克风都将被静音。

演讲结束后，请举手，我们将按照举手的顺序口头回答您的问题。



举手 在演示结束时请求音频/视频许可 如果您通过电话
拨入，请拨* 9举起手

虚拟会议礼仪

- 请相互尊重。
- 在演示期间到会人员应静音，以免出现背景噪音。
- 我们请到会人员将问题和意见的长度限制在 2 分钟之内，这样所有人都能参加讨论。
- 在问答期间，请先等所有参加会议的人员均提问了问题后再提问第二个问题/意见。

幻灯片

<http://www.bostonplans.org/planning/urban-renewal/overview>

专家组成员

- Chris Breen - 城市改造经理
- Mary Knasses- 市区规划师
- Kelly Sherman – 市区规划员
- Jay Ruggiero - 社區參與經理
- Chris Busch – 高級滨水规划师
- Martin Serrano - 法律助理
- Melissa Lo - 粵語翻譯
- Tina Wang - 普通話翻譯 民選



城市改造区日程

1. 简介
2. 回顾：社区进度
3. 城市更新基础反馈
4. 中央商务区的扩建/落日
5. 问题和答案



01 简介



**boston planning &
development agency**

自我介绍

Christopher Breen, 城市改造经理

Christopher 在办公室副主任的指导下负责管理项目, 并与部门间的工作人员协调与城市改造相关的研究和问责措施, 包括土地处置协议 (LDA) 的监督、BRA 拥有土地的处置以及涉及 BRA 资产的其他事项。Christopher 还负责完成分配的特殊项目。



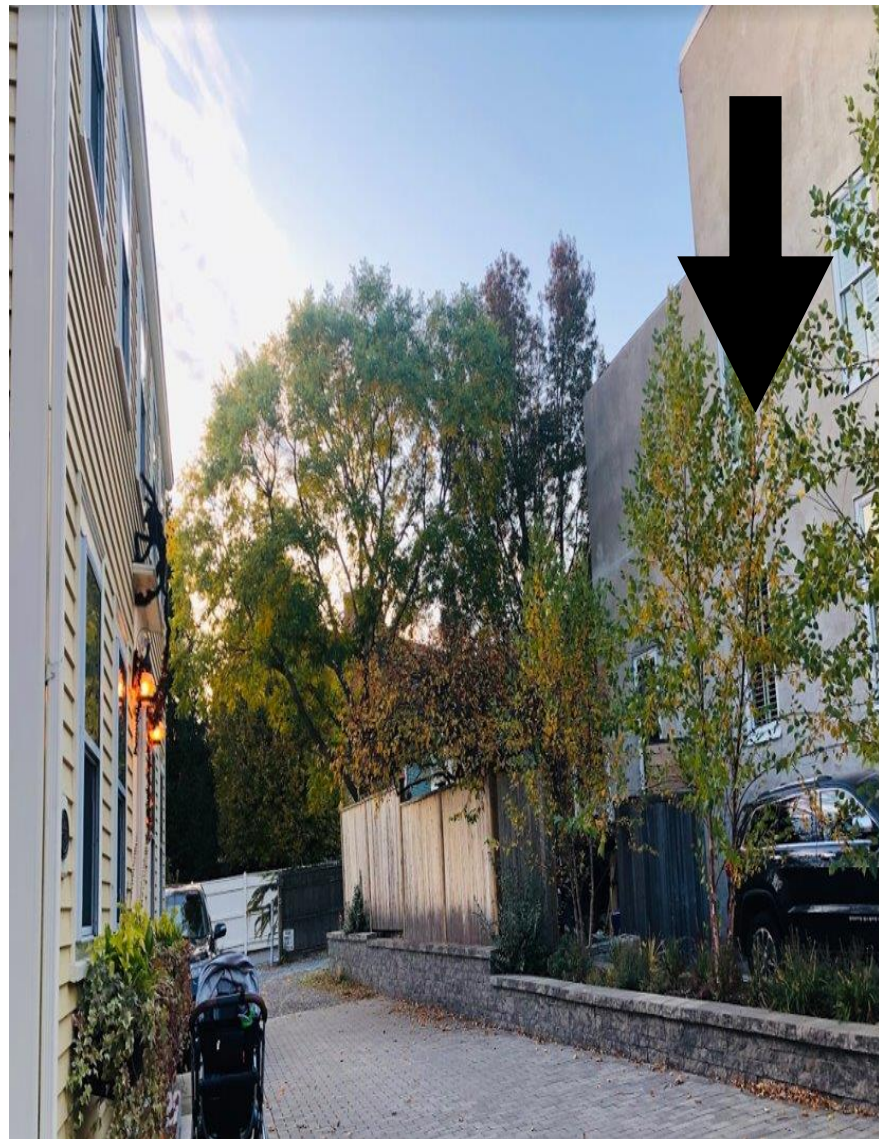
我的背景:



PRECINCT I FAMILIES TO BE ACQUIRED

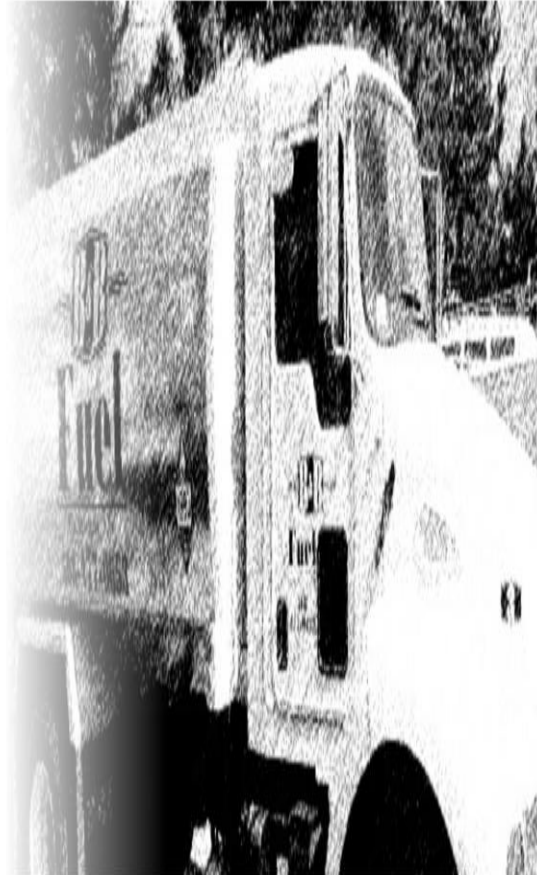
<u>Address</u>	<u># Families in Structure</u>
14-14A Chelsea St. Albert M. Benedict (so) 14 Chelsea St., Chas. Mr. Michael Connor (t) 54 Mr. Julius Damico (t) 26	2
18 Chelsea St. Mr. Samuel Buratein (so) 20 Main St., Malden Mr. John Murphy, Jr. (t) 67	2
20-20A Chelsea St. Rosie Ispicca (so) Mr. William Andrews (t) 56	1
67 Chelsea St. Mr. Ralph Pirozzi (so) Mr. Edward R. Fitzgerald (t) 44 Mr. Patrick H. Gearin (t) 61 Annie E. Langan (t) 76 Mr. Michael J. Mahoney (t) 39 Mr. Lawrence Magonagle (t) 37	5
5 HOMESTEAD PLACE Mr. Frank Zintz (so) 159 Coolidge St., Brookline Mrs. Ruth Glonek (t) Mr. Archie L. Moors (t) 47 Mr. Joseph Solnick (t) 56	3
7 Homestead Place Mr. Frank Zintz (so) Mrs. Ruth Beaton (t) 45 Mr. Douglas Hanson (t) 49 Mr. Edward J. MacKenzie (t) 23	4

我的背景：



我的背景：


Fuel
*Let Our Family
Serve Your Family!*



城市改造对我的生活有何影响：



“

但我们为什么在这里？

”

市区更新扩展程序



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



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城市改造社区参与 - 第 1 组

North Station

Park Plaza

Kittredge
Square

Brunswick-
King

CBD School
Franklin

CBD Boylston
Essex

城市改造社区参与 - 第 2 组

Government
Center

Campus High
School

South Station

South Cove

Fenway

Downtown
Waterfront
Faneuil Hall

城市改造社区参与 - 第 3 组

Charlestown

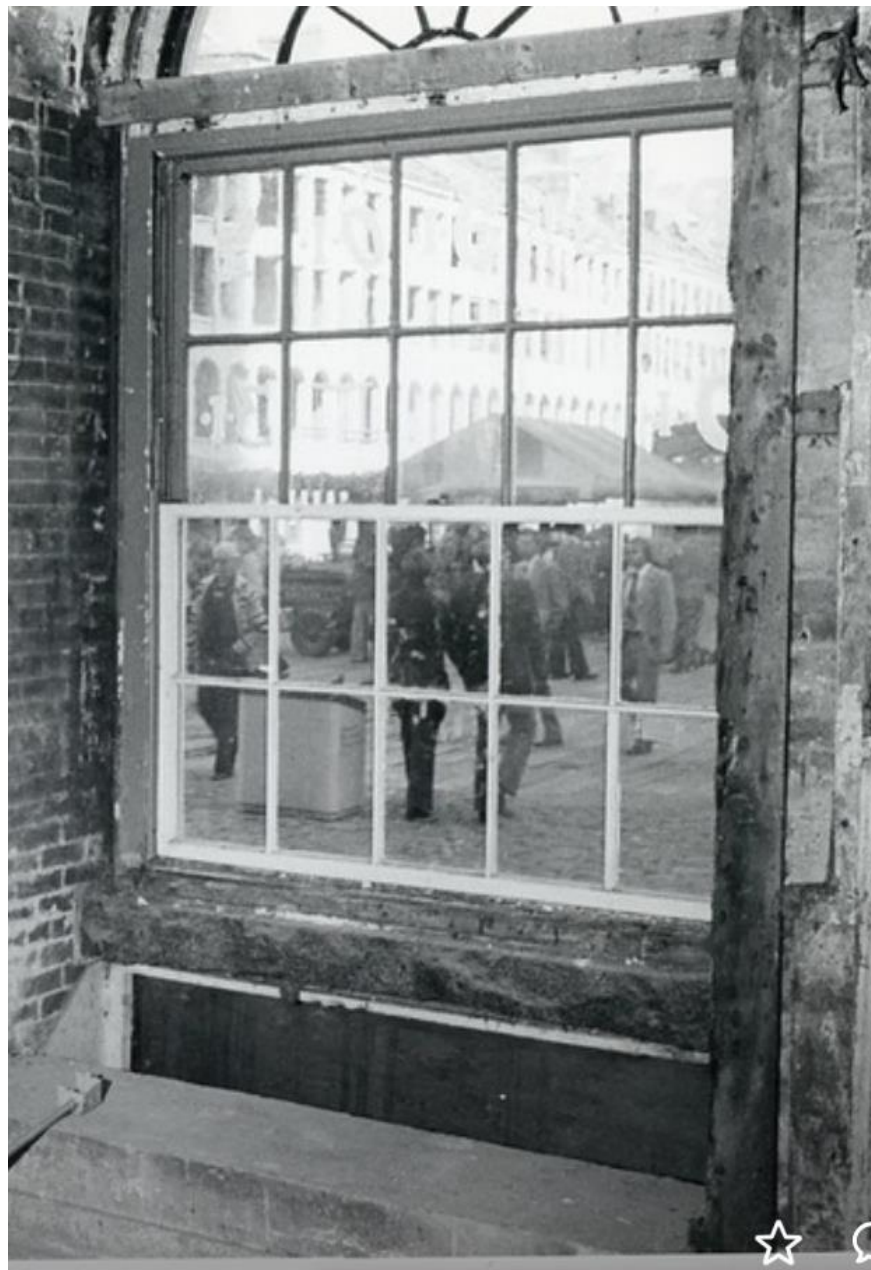
South End

Washington
Park

West End

公民参与目标

- 探索城市改造的历史原因。
- 解释城市改造工具对相关机构的重要性。
- 展示城市改造计划、土地处理和监管协议中的土地使用保护条款。（公共利益）
- 讨论边界更改、目标调整和延期/自动废止。



02

公民参与 回顾

历史工具 LDA 库存
BPDA 自有财产清单
变化



boston planning &
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“

什么是城市更新？

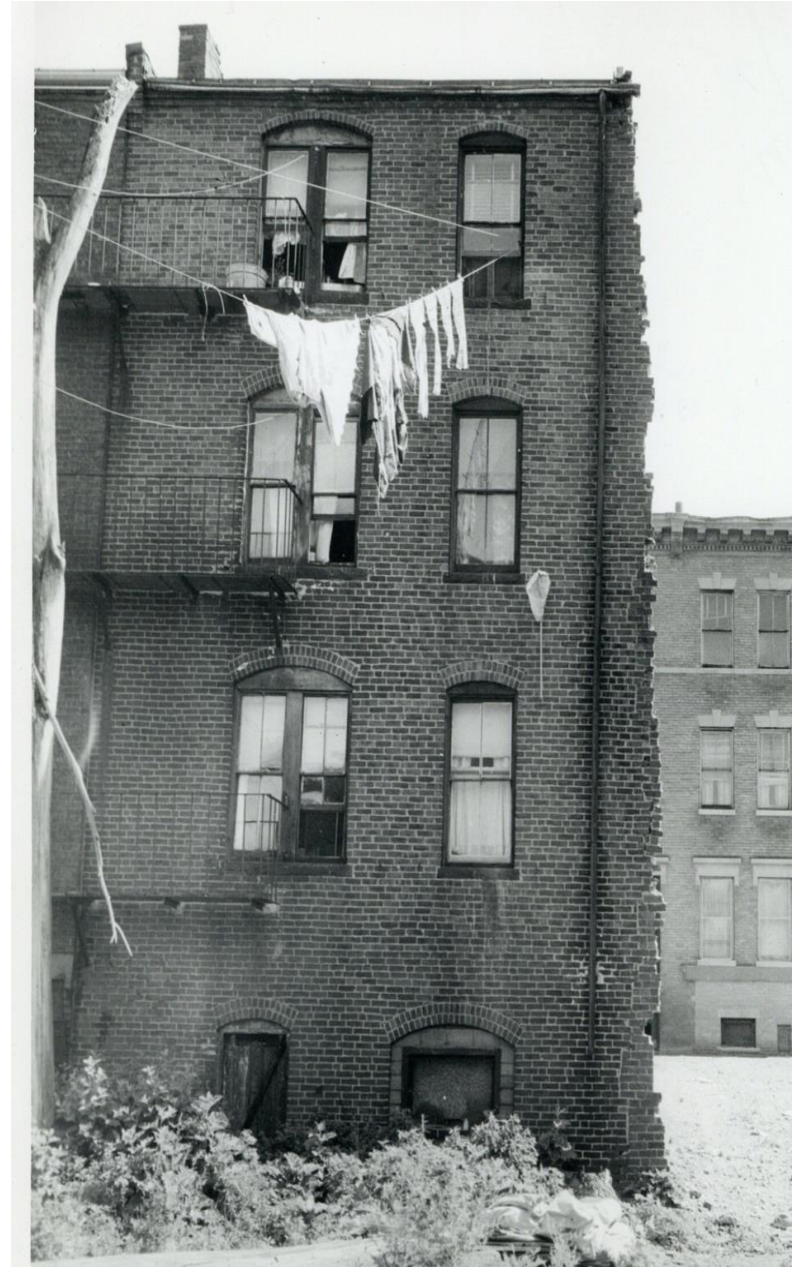
”

- 联邦政府开始投入巨资重建二战后迅速衰落的城市。(UR)
- 早期的城市更新努力试图通过经常使用工具为基础设施和公共设施组装土地来吸引工作和中上层居民回到城市来解决普遍存在的枯萎病。
- 带有开发工具的政策。

仍有 500 万人生活在贫民窟和火坑中。300 万个家庭与他人共享家园”——总统 *Truman*

全国性 - 美国各城市

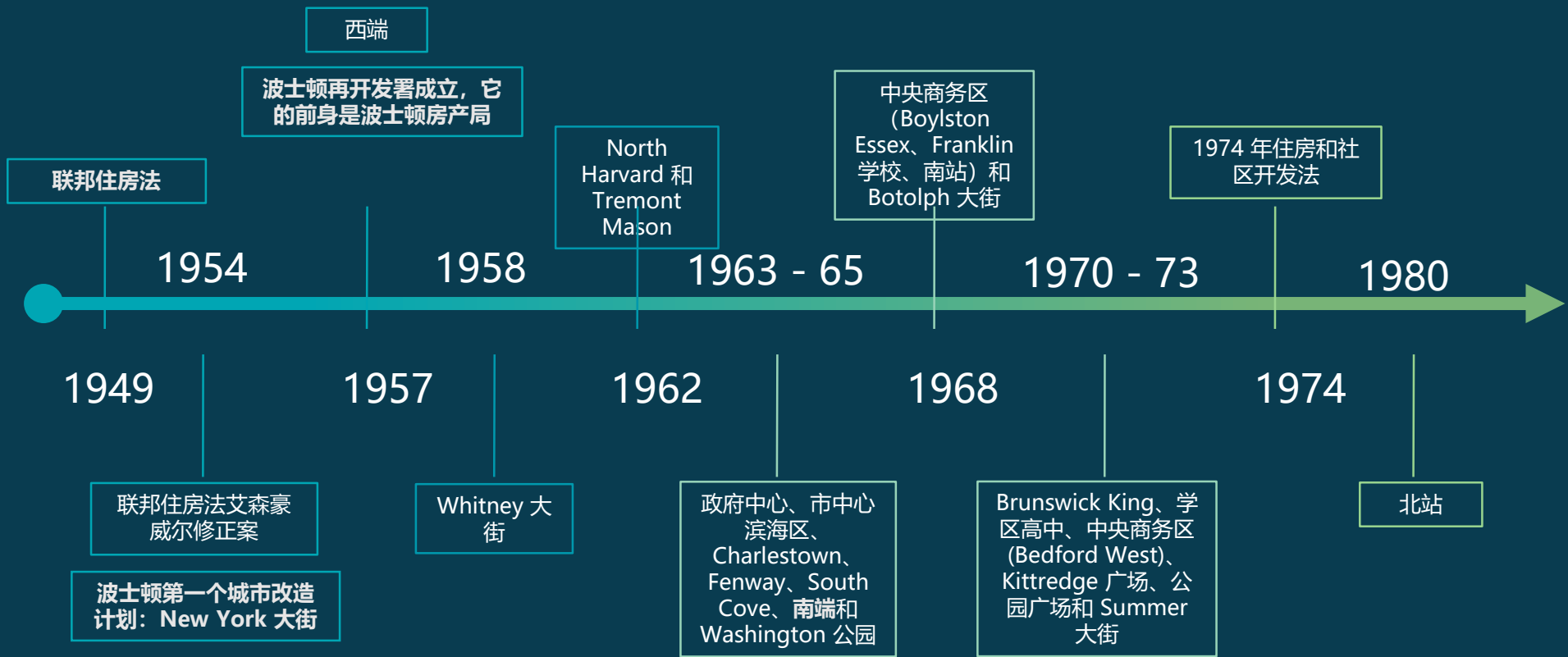
- 1937 年住房法- (即住房管理局-征用权)
- 世界大战后的美国, 随着工业化的变缓, 大量的移民从不稳定的欧洲涌入。此外, 非洲裔美国人继续从南方深处向北迁移。
- 美国金融机构的“红线批注”措施造成许多城市社区缺乏住房所有权和投资。
- 到 1949 年, 各城市的白人中产阶级开始迁到郊区, 即“白人大迁移”。
- 汽车的增多和美国高速公路系统的增长将投资引向郊区。

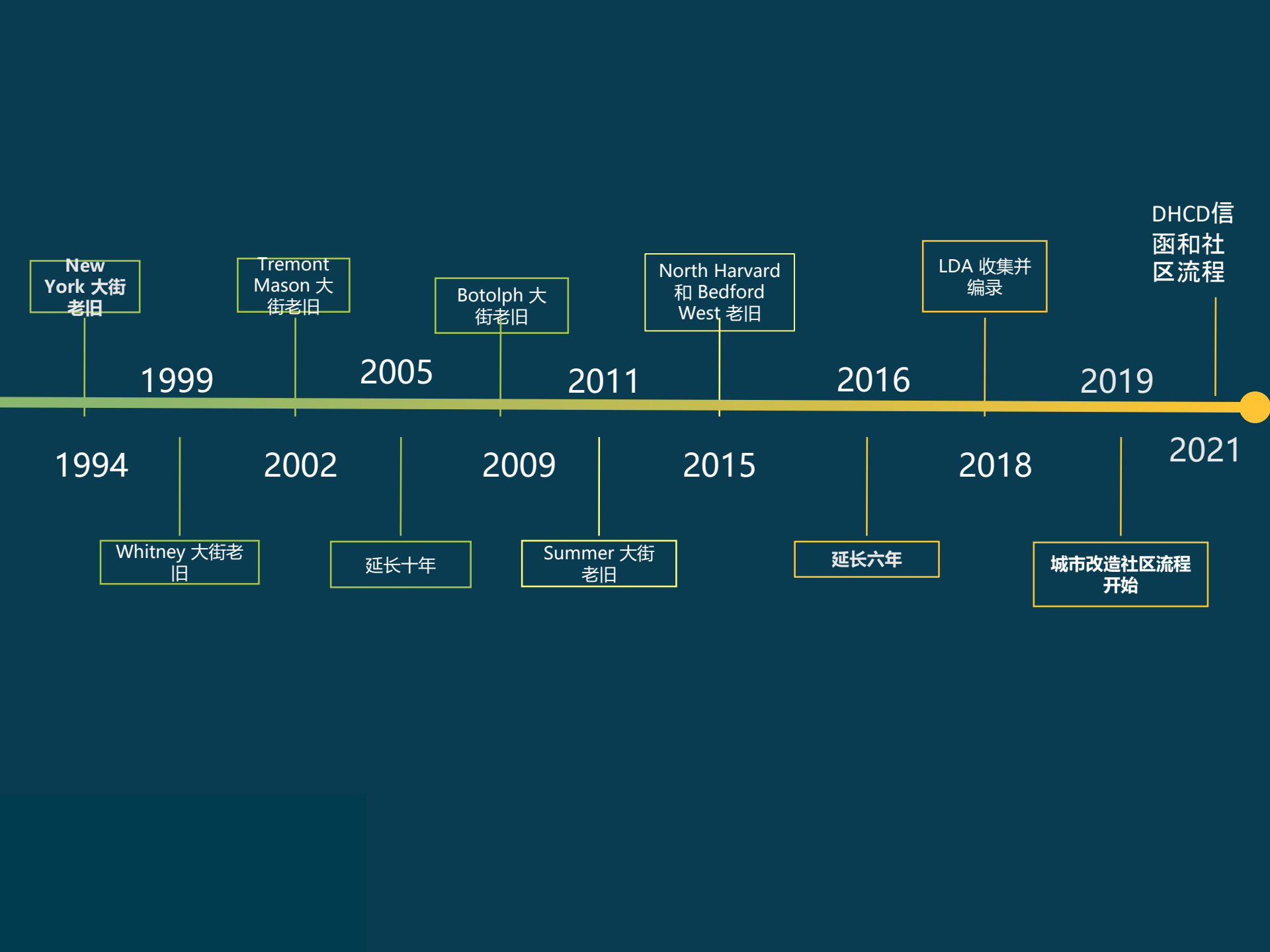


本地 - 波士顿

- 波士顿的爱尔兰移民支配着城市政坛。
- 精英巨头控制了州议会，减少了对波士顿的援助，剥夺了波士顿的自治权。
- 市长 Curley 降低了社区的税收，提高了商业区的税率（在大城市中税率最高）。
- 社区中的城市服务没有资金，市中心没有工作机会（红灯）。
- 1949 年，Moody 将波士顿的债券等级从 A 降到接近垃圾级、濒临破产的 Baa 级。







New
York 大街
老旧

1999

Tremont
Mason 大
街老旧

2002

2005

延长十年

Botolph 大
街老旧

2009

Summer 大街
老旧

2011

North Harvard
和 Bedford
West 老旧

2015

延长六年

2016

LDA 收集并
编录

2018

城市改造社区流程
开始

2019

DHCD信
函和社
区流程

2021

1949 – 美国

美国住房法：

城市改造的

起源

城市新政



boston planning &
development agency



1950年代 波士顿



20 世纪 50 年代 - 波士顿

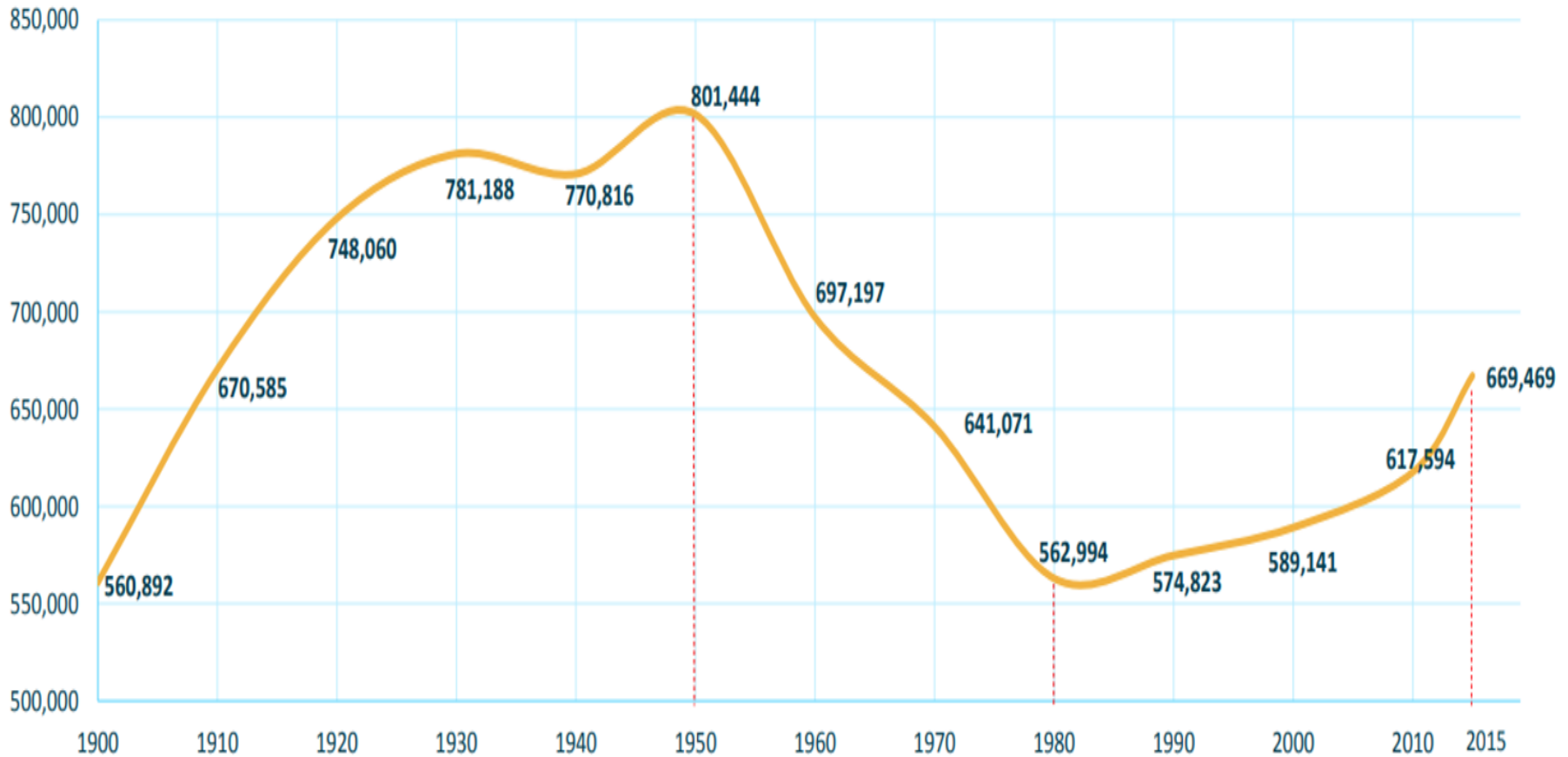
- 1950 年到 1960 年，波士顿的人口损失了 13%（10 年中损失超过 10 万，30 年中损失 25 万。）
- 制造业失去 4.8 万个工作岗位，市区金融业失去 1.4 万个工作岗位。这让整个城市的就业率下降了 8%。
- 大波士顿的工作岗位增加了 22%。
- 在全国的大城市中，波士顿的家庭收入中值最低。



“波士顿就像一个有光泽的苹果，它的核心已经烂掉了”

- 罗伯特瑞恩，1950 年工业园区概念的先驱

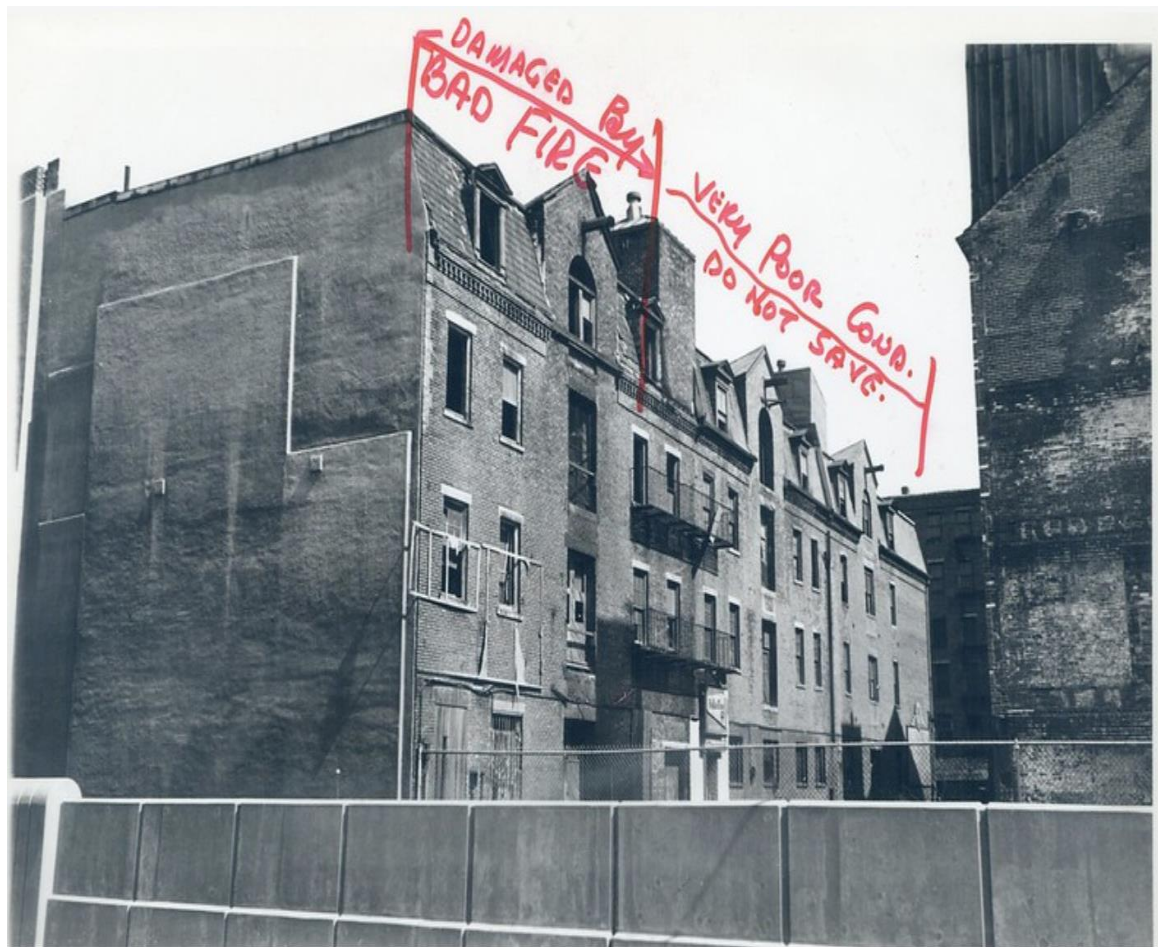
波士顿的人口 (1900 – 2015)



- New York Streets
- West End
- Whitney Streets
- North Harvard

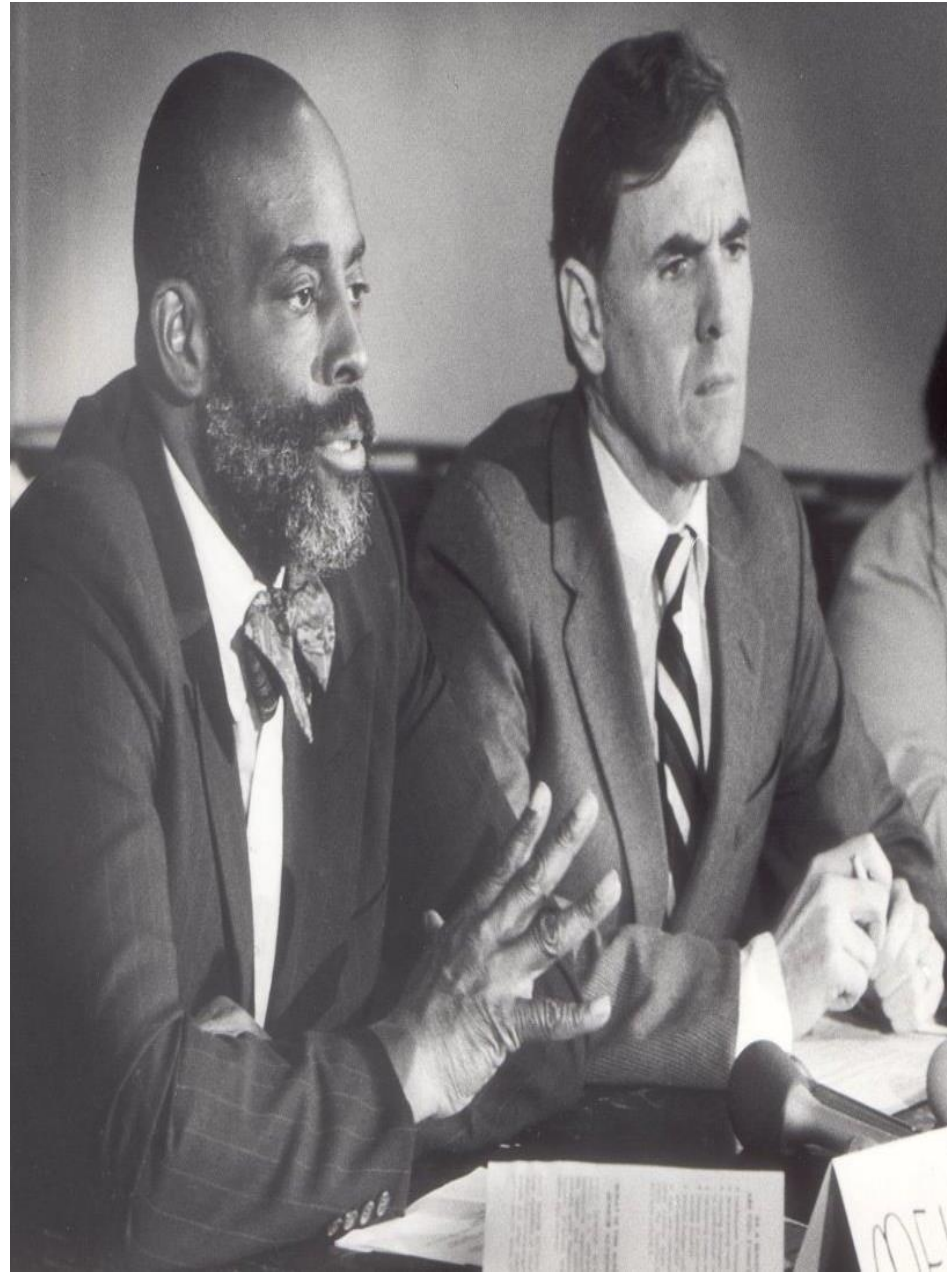


1957年 波士顿重建局



学到了哪些经验？

- 搬迁带来的精神伤害/伤痛
- 缺乏社区的意见（BRA 在项目后期接管了社区流程）。
- 20 世纪 50 年代的模式过度强度增加中产阶级和让城市提供商业/工业用地。
- 未能履行建造经济适用房和重新安置的承诺。



1960-1970 波士顿



“波士顿值得拯救吗？街道上
车水马龙，破败房屋林立，
商业区衰败.....

是否值得努力改变这一点？”
(1960)。

- 基督教科学箴言报文章



1960	Total occupied	Owner occupied	%	Renter occupied	%
United States	53,023,875	32,796,720	61.9%	20,227,155	38.1%
Massachusetts	1,534,985	857,436	55.9%	677,549	44.1%
Boston	224,704	61,243	27.3%	163,461	72.7%
Allston	5,156	735	14.3%	4,421	85.7%
Back Bay	8,741	569	6.5%	8,172	93.5%
Beacon Hill	6,143	603	9.8%	5,540	90.2%
Brighton	17,581	4,278	24.3%	13,303	75.7%
Charlestown	5,978	1,672	28.0%	4,306	72.0%
Dorchester	44,314	14,379	32.4%	29,935	67.6%
Downtown/Chinatown	2,870	156	5.4%	2,714	94.6%
East Boston	13,294	3,889	29.3%	9,405	70.7%
Fenway	10,468	344	3.3%	10,124	96.7%
Harbor Islands	20	0	0.0%	20	100.0%
Hyde Park	8,104	4,833	59.6%	3,271	40.4%
Jamaica Plain	13,887	4,357	31.4%	9,530	68.6%
Longwood	1,069	52	4.9%	1,017	95.1%
Mattapan	6,968	3,267	46.9%	3,701	53.1%
Mission Hill	5,646	794	14.1%	4,852	85.9%
North End	3,990	444	11.1%	3,546	88.9%
Roslindale	8,508	5,089	59.8%	3,419	40.2%
Roxbury	22,452	4,111	18.3%	18,341	81.7%
South Boston	13,238	3,508	26.5%	9,730	73.5%
South Boston Waterfront	435	110	25.3%	325	74.7%
South End	16,589	1,528	9.2%	15,061	90.8%
West End	709	25	3.5%	684	96.5%
West Roxbury	8,544	6,500	76.1%	2,044	23.9%

1960

Ed Logue: 上任

与人民一起规划



Ed Logue:

- 逐渐了解到打造历史与现代共存城市的重要性。
- 通过改善住房质量和不断了解如何尽可能减少搬迁来寻求创建更为公平、公正的城市。
- 力求创立更多包含多个种族、多个收入阶层的社区。
- 认为公共部门必须承担解决社会问题的责任，经济适用房依靠私人领域既不现实，也不合适。



首先确保联邦/州/当地美元。

从全国招聘有能力的员工，将员工人数增加到 **600** 多人，并使 **BRA** 员工成为薪酬最高的公务员。

整合——波士顿拥有大多数美国城市的共同经历——规划和发展职能的分工明确，员工和董事会分开。

创建一个由建筑师、保护主义者和设计顾问（地标）组成的顾问委员会。

强调与社区居民（老年人、经济适用房、学校和警察/消防）一起规划的社区的康复。

聘请搬迁人员帮助减少流离失所。

帮助获得低息贷款，让该地区的居民有机会拥有房屋。
displacement.



1965年 市中心海滨 法尼尔厅 计划





- 商业街150号
- BRA 将 18 座建筑物变成了自住住宅，供社区居民使用。
- “1830 年代的仓库是一个残骸，屋顶完全年久失修，内部装满了桶装水和碎石。”
- 一些建筑物在处置后的 7 个月内已准备就绪。



House Call

Another waterfront star

By Estelle Bond Guralnick
Photos: William Ryerson

Five years ago, the Boston Redevelopment Authority took 18 buildings by eminent domain with the stated intent of turning them into owner-occupied residences for neighborhood people. Of the 164 applicants for the handful of empty warehouses, the BRA chose 14 North End residents and four from the waterfront. Mark Cangiano was one of the lucky four.

To be eligible, Cangiano had to complete a developer's kit and to show financial responsibility. The residency requirement was easy, since he not only lived on the waterfront but also maintained an insurance broker's office on Commercial Wharf. The buildings were conveyed last year, and subsequent events have proved that Cangiano was a sound ownership choice, since his was one of the first to get started.

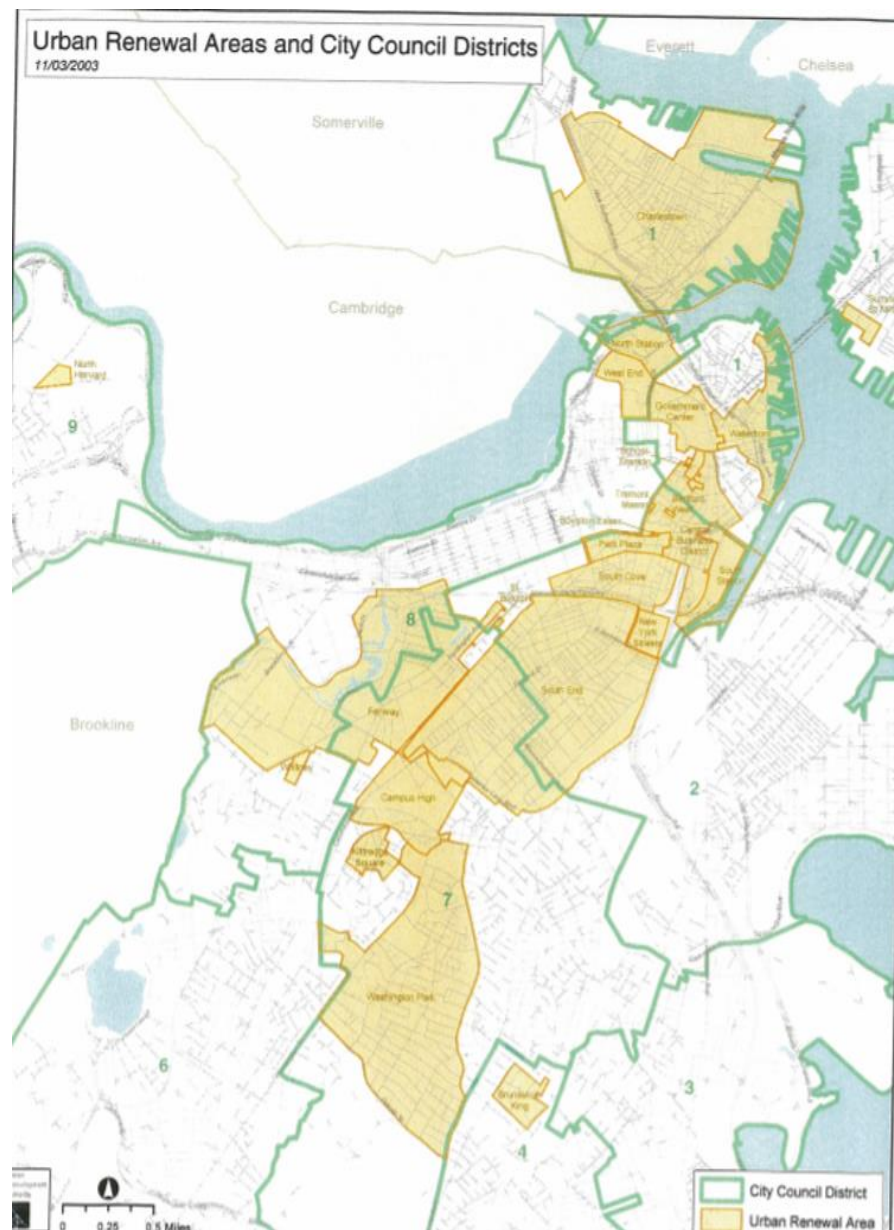
To the uninitiated, the prize might not have seemed worth vying for. Once occupied by the Ararat Grocery Co., the 1850s warehouse — built when Commercial street actually was the Boston waterfront — was a predictable wreck, its roof in total disrepair and the interior filled with barrels of water and tons of rubble. But just seven months after the work was started, Mark moved in with his bride of less than a year, plasterers still at work, no water except in the bathroom, no finished stairs. "We moved into chaos," they blithely recall.

Most major renovations are hairy experiences, but in fact Karen and Mark Cangiano seem to have sailed through theirs with a minimum of trauma. Though living on-site with the work going on couldn't have been easy, they enjoyed watching the apartment take shape and were able to catch any details that weren't quite right. But perhaps the factor most in their favor was their satisfying relationship with the professionals involved.

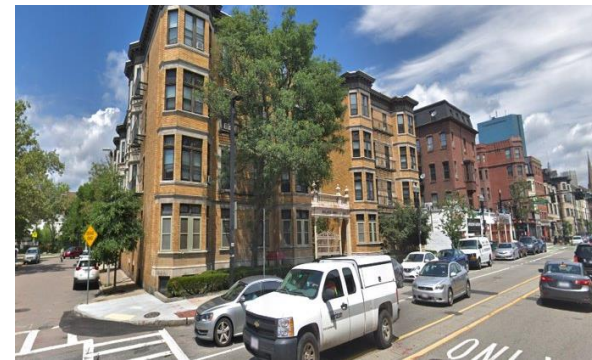
For the design, they chose Boston architect William Grundereng, who

1970- 展示

目前波士顿有 23 个城市改造计划







03 城市更新基础



“

什么是城市更新计划？

”

- 目标
- 规划目标
- 设计原则和子区域限制
- 更新行动 - 公共改善和康复标准/期望
- 土地使用和建筑控制
- 历史限制 (法尼尔厅黑石区)
- 设计评审要求
- 健康/安全限制
- 外墙/景观/屋顶/标牌要求
- 城市更新偏好
-

downtown waterfront
faneuil hall
urban renewal plan



CHAPTER II: OBJECTIVES

SECTION 201: Basic Goals

The basic goal of urban renewal action in the Downtown Waterfront-Faneuil 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.

7948 535

- (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.

附加目标

- 修复建筑物，为不同收入水平的人创造更好的商业空间、老年设施和住宅单元。
- 交通改善——街道系统和装卸码头。
- 改善地下公共设施 and 公用设施
- 娱乐和社区设施/开放空间改善。

SECTION 902 : Relationship to Definite Local Objectives

(1) Land Use

The Project plans will help achieve the local objectives of providing new and improved office space in downtown Boston and the creation of new residential units available to a wide range of income levels. The office and residential uses in the area will be supported by accessory uses, including retail and service establishments, parking and transient facilities. In addition to the stated objectives directed at the renewal of this important downtown area of the city, the present Urban Renewal Plan will help achieve the local objective of developing the area's potential as a tourist attraction through the improvement of pedestrian access and the linkage of the area to the surrounding sections of the Boston peninsula.

(2) Traffic Improvements

The Plan will enable selective improvement within the overall street system of the Project Area in keeping with traffic and parking requirements for the new improvements within the project and will provide sufficient off-street loading throughout the project. It will thus meet the local objective of reducing congestion, reducing accidents, and providing suitably located parking areas.

(3) Improvement of Public Utilities

The Urban Renewal Plan proposes the relocation, abandonment or replacement, as necessary, of all existing sub-standard or inadequate underground public utilities with new underground lines adequate in capacity and flow and in conformance with local standards.

(4) Recreation and Community Facilities

The Plan will provide a system of public open spaces within the project which will facilitate pedestrian access and heighten the appeal of the new buildings. This goal has long been an important part of the planning objectives for the area.



TABLE OF LAND USE AND BUILDING REQUIREMENTS

LAND USE		BUILDING REQUIREMENTS				
Site Designation	Permitted Uses	Max. Bldg. Height (In Ft.)	Max. Floor Area Ratio	Minimum Parking Spaces	Vehicular Access	Arcades or Ground-Floor Setbacks
A-1	General Business	60	3	--	--	--
A-2	Residential	300	8	3 for each 4 dwelling units	--	--
A-3 ^{2/}	General Office General Business	125	8	600 ^{1/}	Not from Atlantic Avenue	10' in depth along India & Milk Streets and East Frontages
A-4	General Office General Business Transient Housing Institutional	125	6	-- ^{3/}	--	10' in depth along frontages facing on to the water slip between Central & Long Wharves
A-5	General Office ^{4/}	50	5	-- ^{1/}	--	10' in depth along Eastern frontage
A-6 ^{2/}	General Office	250	10	-- ^{1/}	Not from Atlantic Avenue	10' in depth along Northern & Southern, Eastern frontages
A-7	General Office General Business Transient Housing Institutional	150	5	-- ^{3/}	--	10' in depth along Southern frontage
A-8	Public Open Spaces	--	--	--	--	--

- ^{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.

7098 51K

子区域控件

- 滨水区
- 滨水北区
- 中央住宅区
- 中央动脉区
- 法尼尔厅黑石市场区

(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 waterside 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.

(4) 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.

历史区域限制 - 地标



SECTION 504: Historic Faneuil Hall-Blackstone Area

The following blocks constitute an area that has special historical and architectural significance: Blocks 48, 49, 50, 51, 52, 89, 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.

设计审查限制 (填补空白)

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.

(c) Arcade - An area of a building which is open to public access along its entire length.

(3) Landscaping - All open areas must be suitably landscaped so as to provide a visually attractive environment.

(4) Sign Control - Signs within the Project Area shall be restricted to the non-animated and non-flashing type, identifying only the establishment and nature of its products. All signs must be suitably integrated with the architectural design of the structure which they identify. No sign shall project beyond the face of the building more than 24 inches. The size, design, location and number of signs shall be approved by the Authority. No signs or advertising shall be placed on the exterior facade on or above the floor level of the third floor of any structure. No sign shall project above the roof of the structure on which it is mounted. Any exceptions to the above controls, or the placement or replacement of any sign during the 40-year duration of this Plan, must be approved by the Authority.

(5) Exterior Lighting - Exterior lighting may be used to light doors, entrances, show windows, plazas, open spaces and water surfaces. Such lighting shall be located and shielded so as to prevent glare on adjacent properties. No flood lighting of buildings or streets will be permitted except by special approval of the Authority.

(6) Off-Street Loading - Developers and owners of all buildings shall demonstrate to the satisfaction of the Authority that the off-street loading needs of the property will be met adequately, or that the lack of such facilities is due to existing conditions, but will not be detrimental to surrounding areas of the Project. The following are guidelines to the off-street loading bay requirements applicable to the uses permitted in the Project Area:

其他要求

- 外墙和屋顶
- 广告审批
- 修复标准（材料、工艺）
- 公共改善要求（下水道/警察/消防/公用事业）
- 残疾要求
- 地铁通道设施改进



“

什么是土地处置协议？

”

什么是土地处置协议？

土地处置协议是买卖双方就土地使用达成的合同。

示例：（右侧）此土地处置协议允许在北端保留疗养院。



NORTH END WATERFRONT
News & Views for Boston's North End & Waterfront

HOME ABOUT ARCHIVES CONTACT NEWSLETTER CALENDAR "SUBMIT A POST" Q

Health & Discretion Neighborhood Life

North End Nursing Home Hearing at Boston City Council Brings All Parties to the Table

By Matt Conill - Wed Sep 14, 2016 13 4

Officials and residents packed the Boston City Council chamber on Tuesday night, yet the operator of the North End Nursing Home said it still plans to close down the 140-bed facility in about a year.

For its part, the Boston Redevelopment Authority confirmed that restrictions on the property, designated under urban renewal, must be used for a nursing home and the BRA does not intend to relax those restrictions.



Armed with signs, residents packed the Boston City Council chamber for the hearing on the fate of the North End Nursing Home.



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

- 4 -

21959 192

- (5) Other programs for the benefit of the elderly residents of the City as may be approved by the Authority, which approval shall not be unreasonably withheld.

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 marquee, if any, nor on projections, if any, over the sidewalk. All signs shall be belt type. Flashing, illuminated signs, exposed neon signs or signs other than those relating to businesses on the site, if any, shall not be permitted.

Jenney Plaza J-1



TO THE STREET, THAT IS, AS OPEN TO THE PUBLIC.

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.

什么是城市更新工具及其好处？

城市改造工具



城市改造工具和使用它们时所在的地区必须定期更新。在波士顿，波士顿市政厅和马萨诸塞州住房和社区发展部必须对其进行更新：

- 上次于 2016 年 8 月更新
- 下次将于 2022 年 4 月更新

1. 土地征集

为完成某些公共和私人开发项目根据协定征用房地产。
征用前必须先得到房主的同意。

2. 明确所有权

征用房地产来明确所有权。对于项目融资很重要。

3. 纵向不连续性

通过征用房产取得公共路段上方的空间权，从而保持并鼓励在城市中设计多种类型的建筑。

分区控制

1. 土地使用控制

用途、FAR、停车和专门针对每个城市改造处置地块的设计限制。

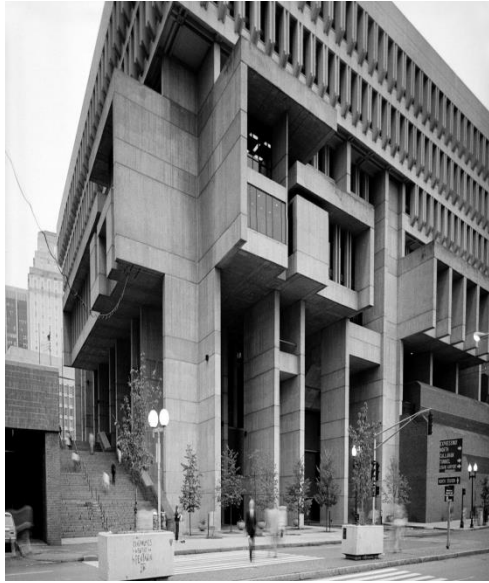
2. 城市改造重叠区（U 地区）

城市改造区域内特殊的分区区域。

住房经济性限制

城市改造区域内的房产可能有经济性限制。

城市改造的益处



城市改造工具和使用它们时所在的地区必须定期更新。在波士顿，波士顿市政厅和马萨诸塞州住房和社区发展部必须对其进行更新：

- 上次于 2016 年 8 月更新
- 下次将于 2022 年 4 月更新

1. 独特的房地产收购方案/处置方案

城市宪章限制波士顿市只能为市政建设购置房产。BPDA 有权为实现进一步的政策目标收购地块。

2. 能与租户直接谈判 (30B 特例)

在许多情况下，波士顿市需要运用 RFP 流程来修改租约条款。BPDA 可以直接与租户进行谈判，这样就能让土地租约和直接商业租约产生丰富的组合，帮助取得更大的公共利益。

3. 土地处置协议的执行和重新谈判

LDA 限制可确保公共政策对某一特定的房产产生成效。UR 允许我们在公共政策目标发生变化时重新谈判并利用这些限制。

5. 债券发行机构

能够发行债券来购置和建造受收入限制的住房。

6. 保留用途和经济适用住房

城市改造监管协议可以帮助保护某些特定的用途，例如艺术和文化。这样，如果经济适用性到期，就可以共同协商。

7. 保护/城市设计

城市改造限制可以保护建筑物和/或鼓励采用多种类型的建筑。

8. 经济发展/税收优惠

能够协助试点协议和/或其他税收奖励方案购置房产权益。

“什么是城市更新行动计划？”



CITY OF BOSTON
 IN THE YEAR TWO THOUSAND SIXTEEN

**AN ORDER REGARDING THE
 PROMOTION OF COMMUNITY DEVELOPMENT
 IN THE CITY OF BOSTON**

BRA
 3/13/16

WHEREAS, The City of Boston has worked tirelessly to promote the sound growth and development of the neighborhoods and provide places for Boston's residents to live, work, and recreate; and

WHEREAS, The results of this activity have been the creation of new homes and businesses, as well as new parks, schools, and other public facilities, leading to Boston's reputation as one of the world's most vibrant and livable cities; and

WHEREAS, While much progress has been made, there are many vacant and underutilized parcels; and

WHEREAS, The City's urban renewal program has effectuated great change in the City's central business district and neighborhoods, creating new opportunities for many of Boston's residents, and the urban renewal program is the appropriate method for redeveloping vacant and underutilized parcels; and

WHEREAS, The City of Boston maintains sixteen (16) active urban renewal plans originally approved by the Boston Redevelopment Authority ("BRA"), the Boston City Council, and the Mayor of Boston between 1957 and 1982; and

WHEREAS, Federal funding for urban renewal was eliminated in the early 1970s, leaving little public funding to complete the goals and objectives of the plans; and

WHEREAS, New England suffered a number of economic downturns in the intervening time, including the 1970s, 1980s, 1990s, and 2000s; and

WHEREAS, Despite the best efforts of the City of Boston and the BRA, several of the plans' renewal actions, design objectives, and other purposes remain incomplete; and

WHEREAS, By their provisions, the plans and the powers conferred and programs set forth will terminate in 2016 unless so extended; and

WHEREAS, The BRA seeks a 6 year extension for fourteen (14) of the active urban renewal plans that are set to expire on April 30, 2016; and

WHEREAS, Each plan includes within its provisions the ability to modify said termination date and extend said plans; and

NOW THEREFORE BE IT

ORDERED, In recognition of the City Council's authority in connection with the aforementioned urban renewal plan extensions, the BRA Director has agreed to seek BRA Board approval at the BRA's Board Meeting on April 14, 2016, to implement a series of procedural changes with respect to urban renewal plans in Boston, including: (1) committing to the Action Plan that is outlined below; (2) notifying the City Council via a filing of the minor modification notice by the BRA to the City Clerk in addition to the notifications that currently are in place; (3) providing the City Council with a digital copy of the minor modification notice via email transmission; (4) a commitment to notify at any hearing the City Council chooses to hold regarding a proposed minor modification to an urban renewal plan within the thirty day (30) notice period, with the protocol outlined below; (5) providing the City Council with a thirty (30) day notice of any proposed eminent domain taking of city-owned land in excess of 5,000 square feet; (6) providing the City Council with a thirty (30) day notice of any proposed eminent domain taking of properties occupied by private residents or private businesses; (7) meeting with the City Council twice per calendar year to provide updates on urban renewal activity; and (8) submitting an annual report of urban renewal activity to all members of the City Council; and

Action Plan Items:

1. Extend the life of the notice and information page on the BRA website or related website beyond any approval of urban renewal extension as an information conduit for urban renewal activities by the BRA, including notice of all minor and major modifications.
2. Compile an inventory of all land disposition agreements ("LDAs") within urban renewal areas and make the same publicly available. The BRA's priority for the LDA inventory is the South End and Charlestown. The new digital database of LDAs will be organized in such a way to complement the BRA's ongoing efforts to modernize its ongoing management of property leases and land assets.
3. The BRA will evaluate and organize BRA-owned land.
4. The BRA will review the boundaries of plan areas to determine where modifications may be warranted, prioritizing the South End and Charlestown.

5. The BRA commits to exploring the creation of new urban renewal plan areas, including Mattapan.
6. The BRA will review the existing procedures surrounding disposition of BRA-owned land and revise protocols for land disposition accordingly, in such a manner that reflects community planning goals and priorities.
7. As part of the annual update, the BRA will continue to provide updates on progress of the completion of the urban renewal plans.

Outline of minor modification hearing protocol:

1. The BRA will file any minor modification notice with the City Clerk to be read into the agenda of the next City Council meeting. In accordance with the Rules of the City Council, the President can refer the matter to the appropriate committee which may hold a hearing on the notice and issue a non-binding report (the "Committee Report") to be included in the packet submitted to the BRA Board on the minor modification. Said report, if any, must be received within thirty (30) days of the time the notice is filed with the City Clerk.
2. Upon adoption of the Committee Report, the President of the City Council may file the Committee Report with the Executive Secretary of the BRA for transmittal to BRA Board members prior to any vote on the minor modification notice.

ORDERED, That the City Council does hereby approve the extension of the term of the urban renewal plans listed below, to April 30, 2022, subject to the BRA action as outlined above:

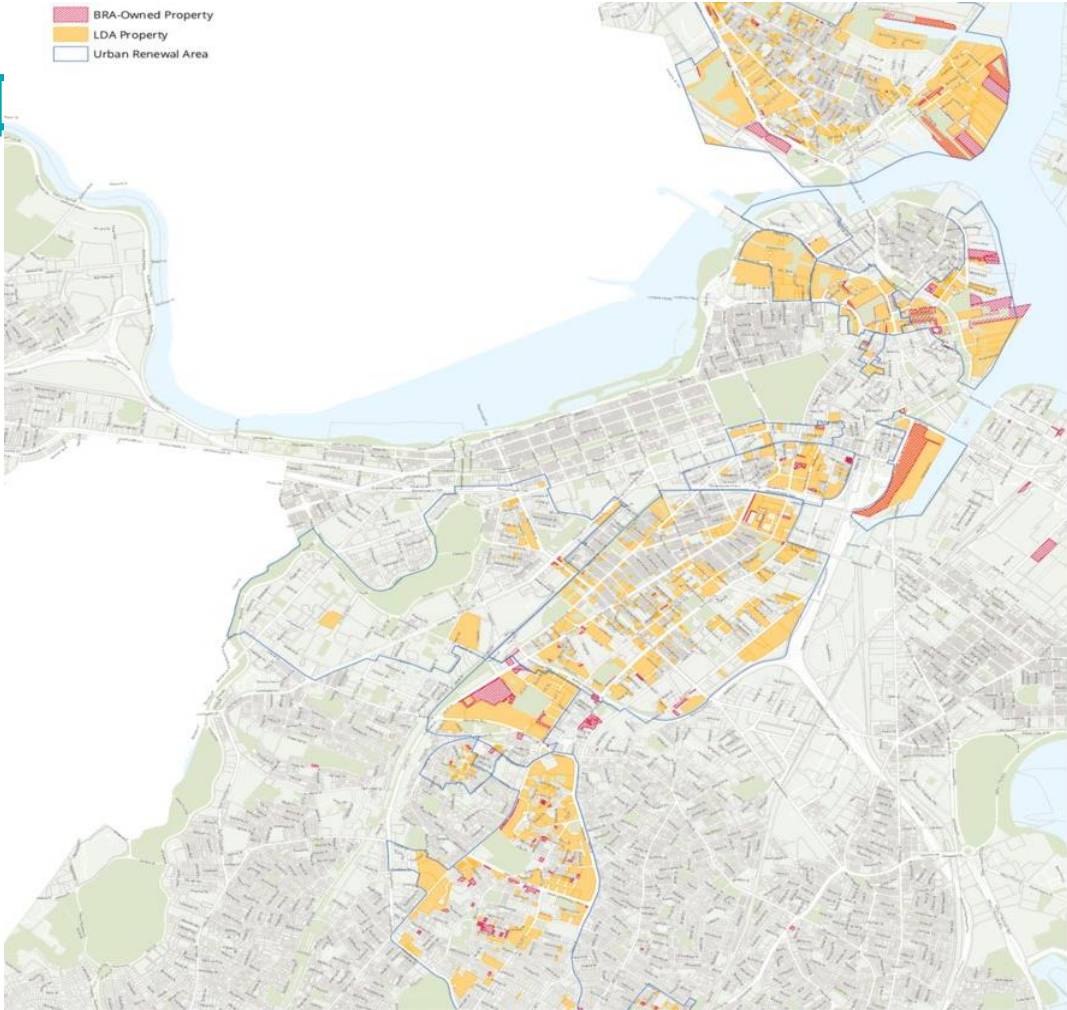
1. Brunswick-King Urban Renewal Plan
2. Campus High School Urban Renewal Plan
3. Central Business District Joynter-Bozart Plan
4. Central Business District School-Franklin Plan
5. Central Business District South Station Plan
6. Charlestown Urban Renewal Plan
7. Downtown Waterfront/Faneuil Hall Urban Renewal Plan
8. Fenway Urban Renewal Plan
9. Government Center Urban Renewal Plan
10. Kittredge Square Urban Renewal Plan
11. Park Plaza Urban Renewal Plan
12. South Cove Urban Renewal Plan
13. South End Urban Renewal Plan
14. Washington Park Urban Renewal Plan

In City Council March 23, 2016 Passed; year 13, page 5 (Jackson, Francis, Zakim)
 Approved by the Mayor March 28, 2016.

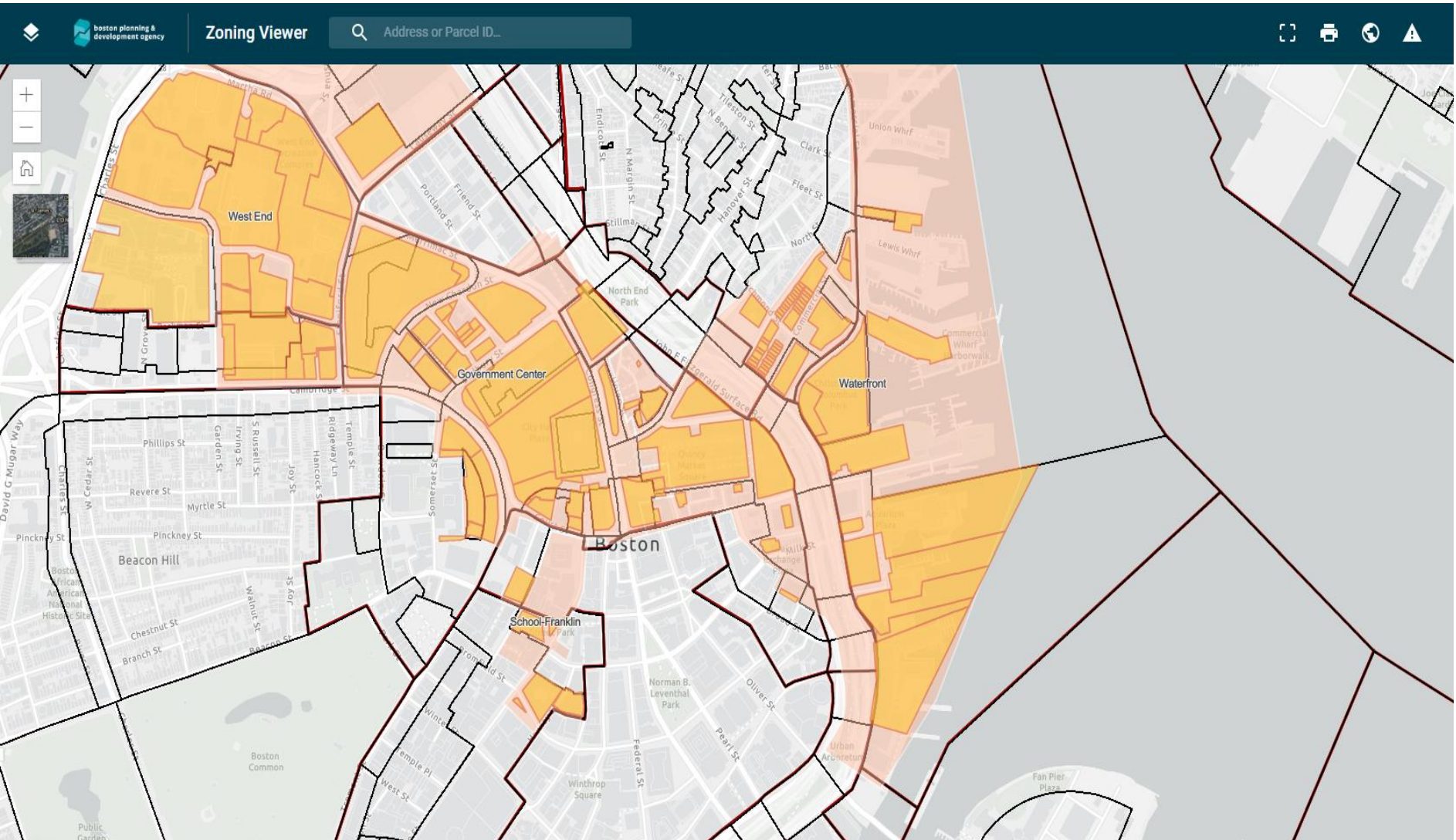
MAURICE TERRY

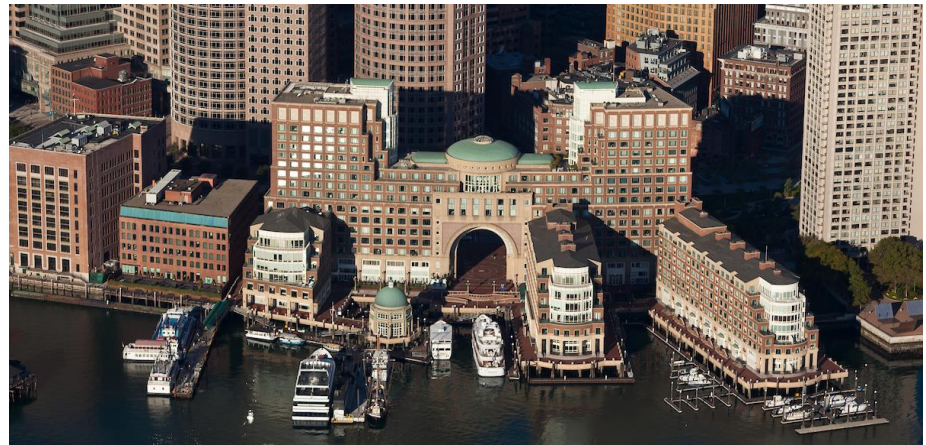
Maurice Terry
 City Clerk

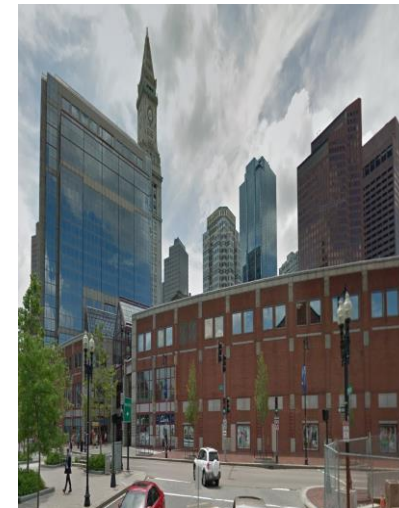
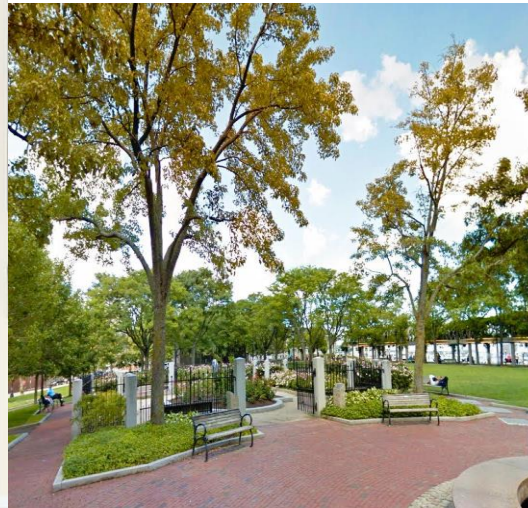
BPDA 土地处置协议和 BPDA 自有财产清单



分区查看器上的城市改造









BPDA Owned Land

This map displays property owned by the BPDA. The BPDA property inventory consists of land parcels ranging from small, unbuildable parcels best suited for use by abutters, 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.
- The **Neighborhoods** field refers to [BPDA neighborhood boundaries](#).
- The **Status** field provides information about whether a parcel is appropriate for development.
 - **Developable:** The parcel is appropriate for development, and the BPDA may choose to issue an RFP to develop the parcel in the future. The uses, development guidelines, design

Report

Area of Interest

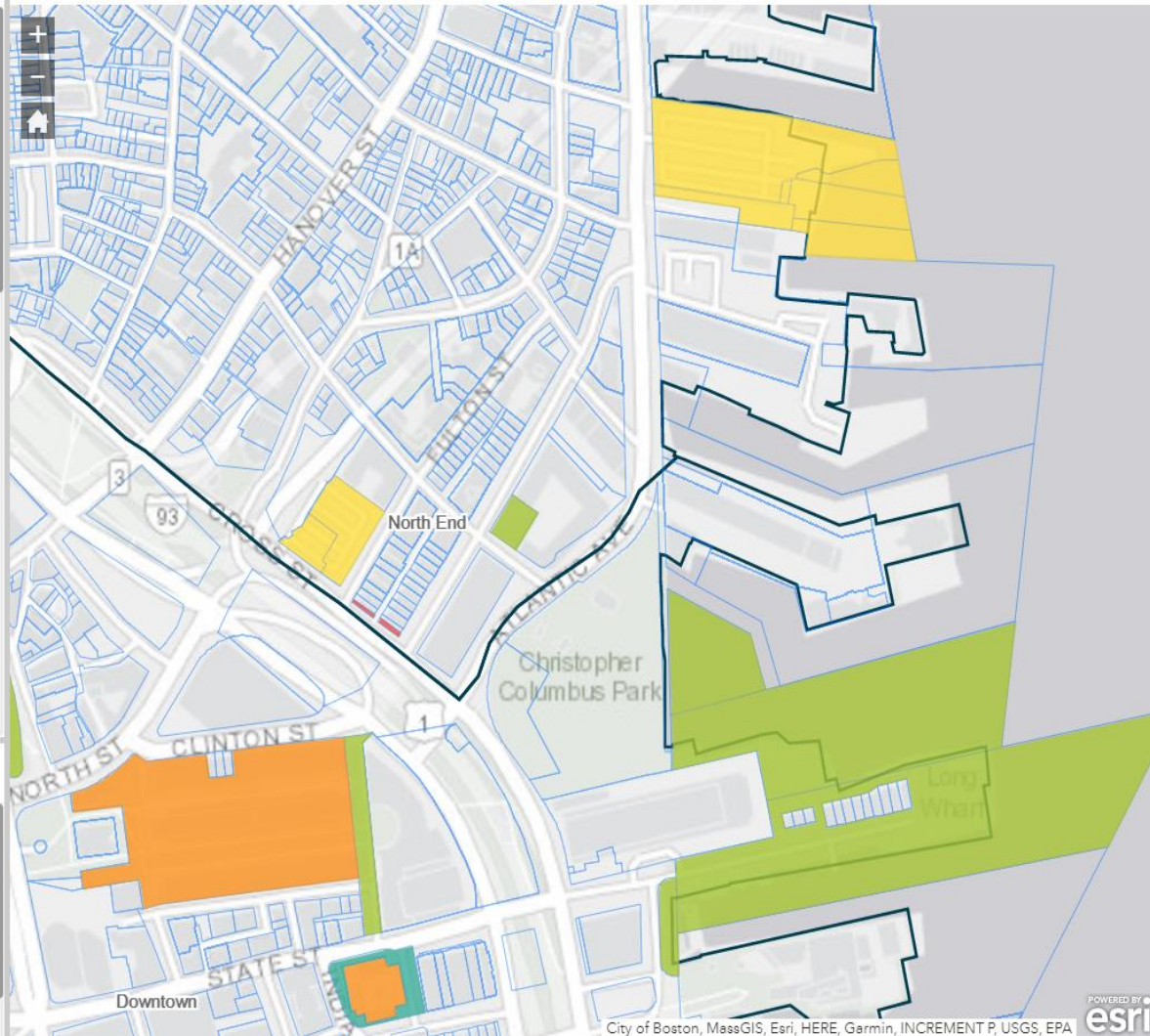
Select draw mode



Buffer distance (optional)

Show results within

0 Miles



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

Assessing Parcels

Layer List

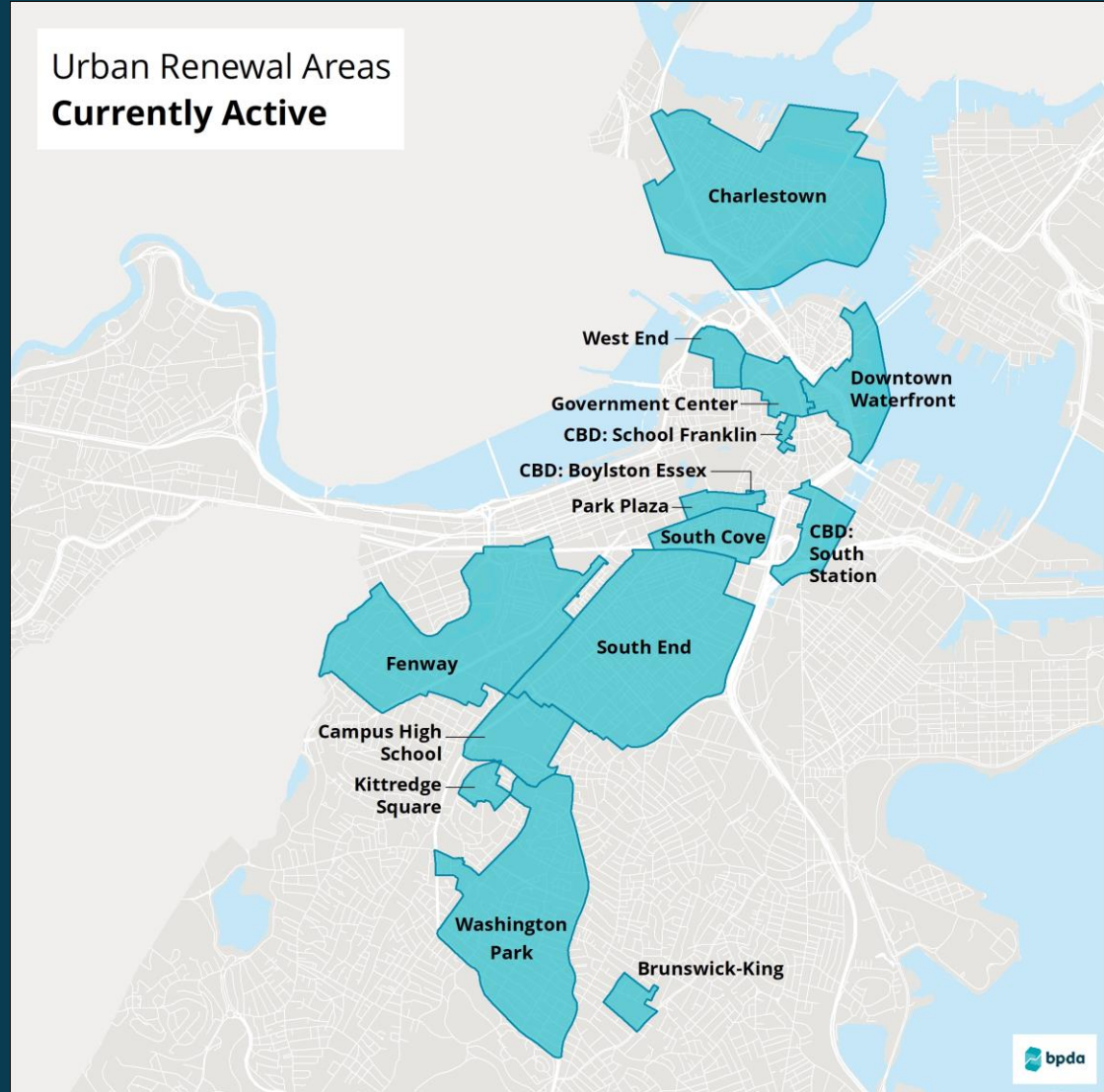
Layers

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



04.

2022年提案 公园广场的潜在 日落



市中心海滨 - 法尼尔厅



自有物业



监管限制



所采取的行动



反馈



boston planning &
development agency

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.



9/2020	Order of Taking, Execute Deed and LDA	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 & 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.
10/2020	Petition the PIC, Order of Taking, Execute Deed & LDA	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 & 2) and, to execute a deed to BRG 55 India, LLC for said discontinuance parcels, a Land Disposition Agreement.

推进计划目标

想象波士顿2030

计划：市区

斯图亚特街研究

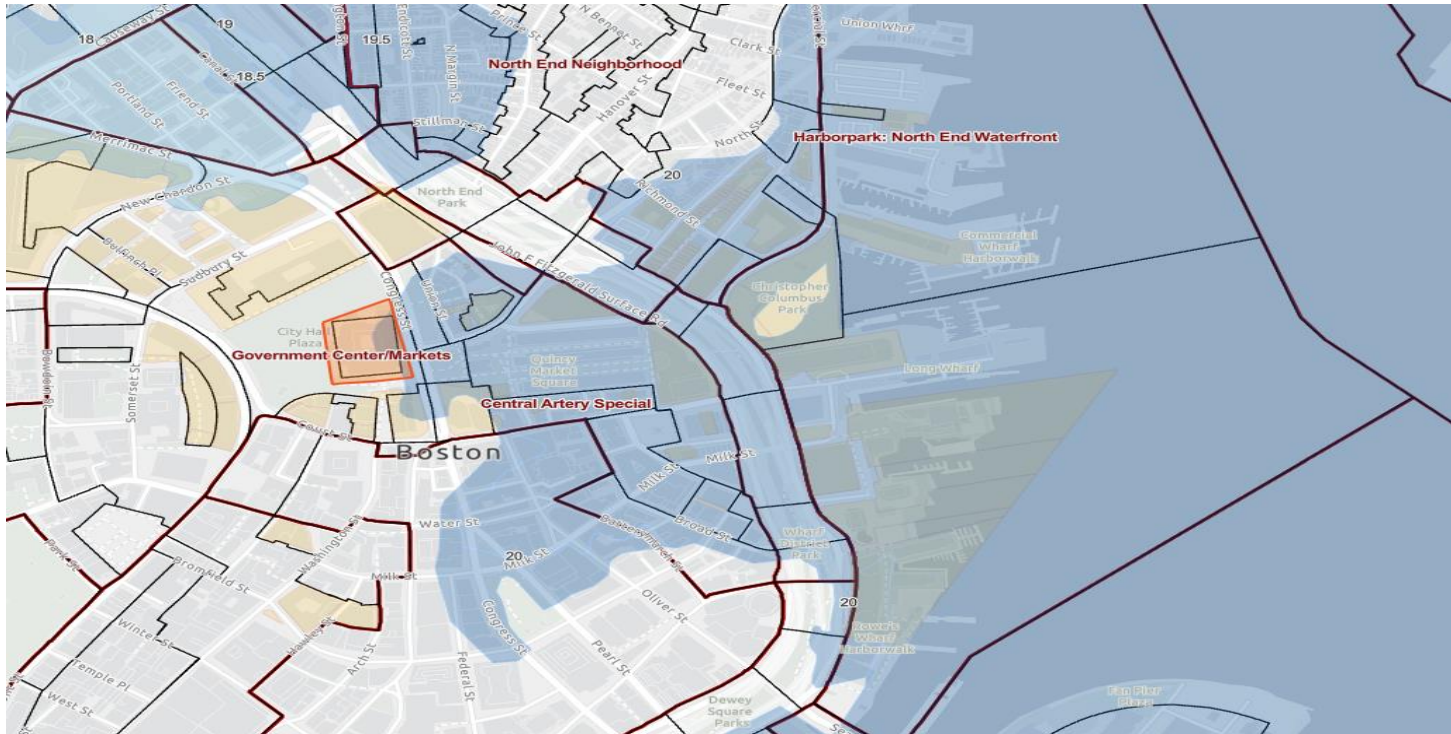
多元化，公平与包容


交通运输

Covid 19因素




气候适应力和环境目标





城市更新工具如何影响气候适 应力？

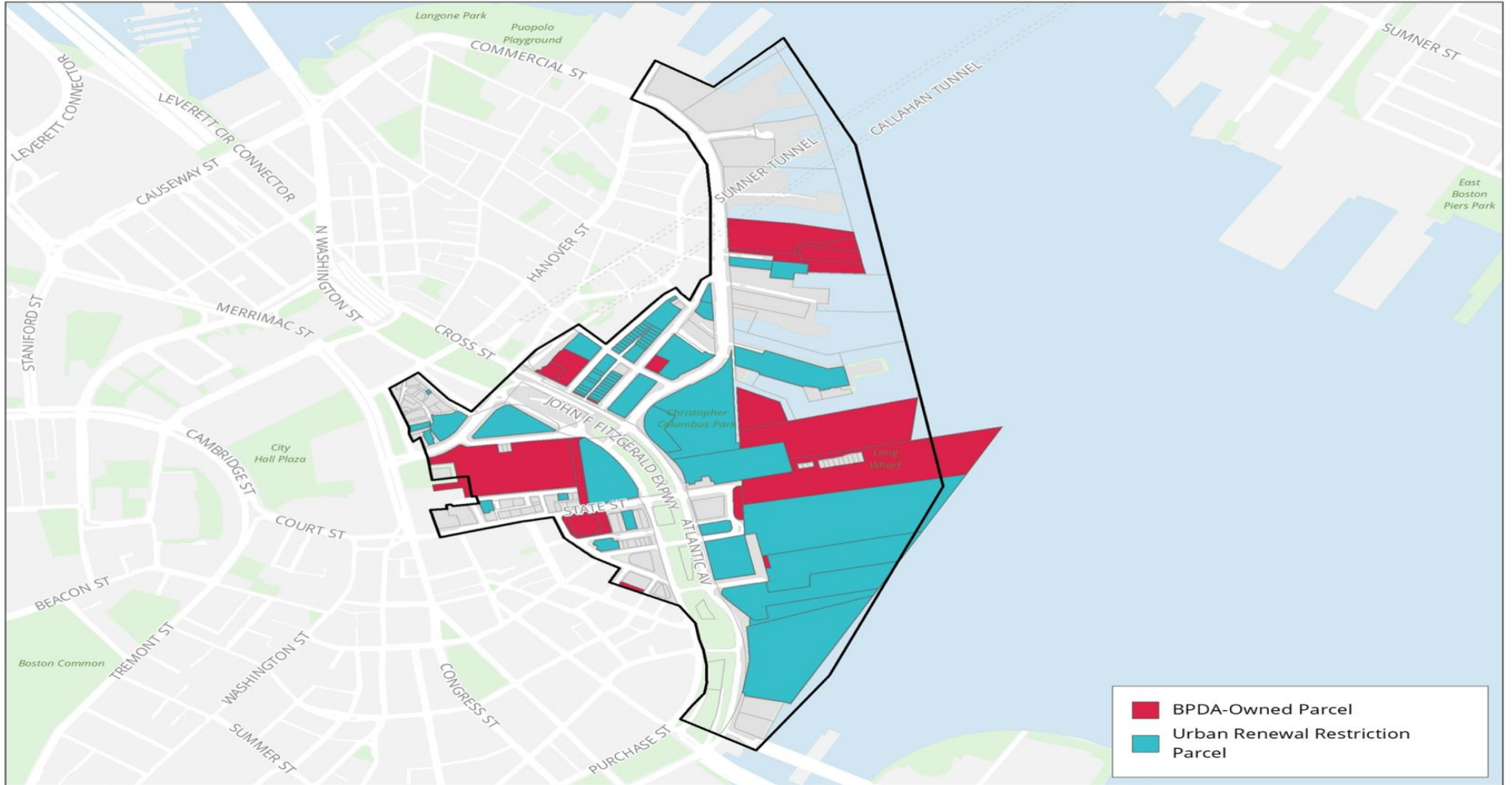


城市更新用例：

- 提高街道、公共道路、广场和财产的高度，以限制沿海洪水泛滥。
- 雨水储存和基础设施的整合。
- 路基条件的结构加固以限制风暴潮。
- 为遮荫和防风结构改变建筑外墙。
- 运输和机动性改进。
- 如果需要进行土地交换，则需要进行产权清关。



Downtown Waterfront Urban Renewal Area



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:

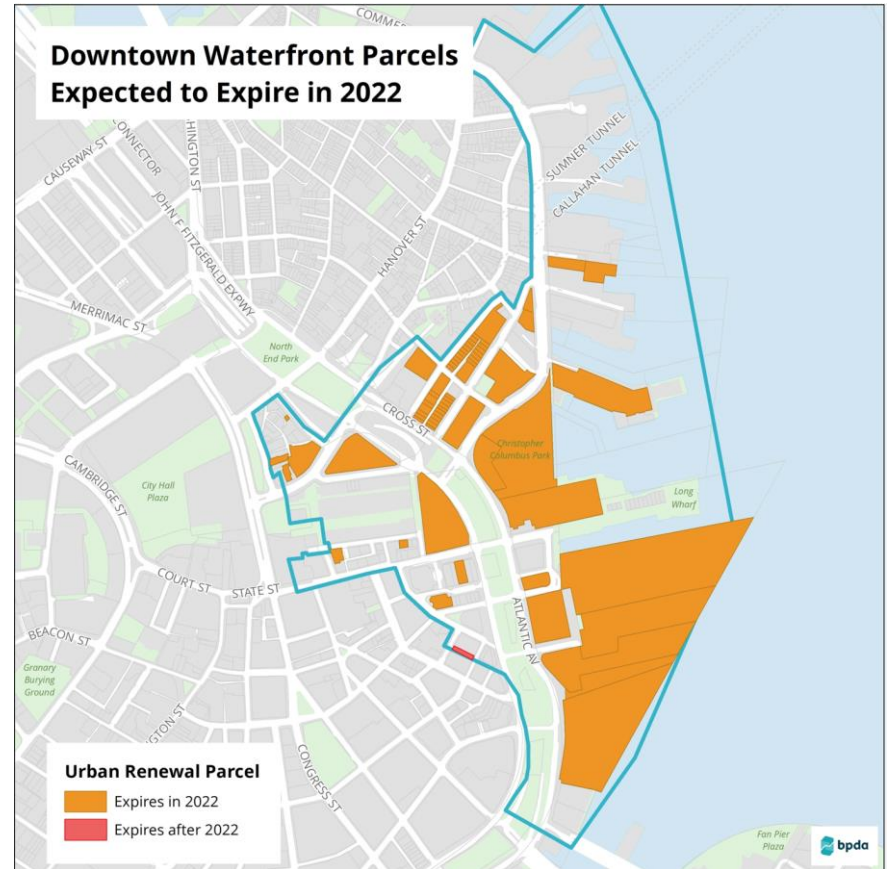
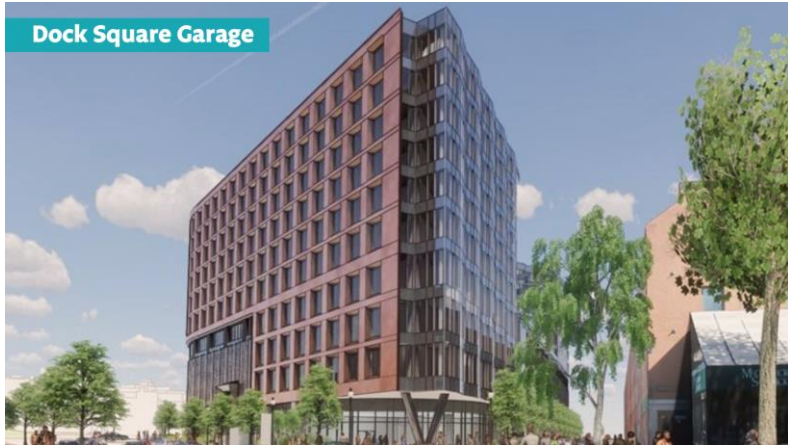
Urban Renewal Area	Assessing ID	Address	Lot Size	Use	Status	Review
DTWF Portion of Parcel B-3	0303036000	0 EASTERN AV	25550	Parking	Parking lot	Sargent's Wharf
DTWF Portion of Parcel B-3	0303035000	0 EASTERN AV	20568	Parking	Parking lot	Sargent's Wharf
DTWF	0302982010	0 E INDIA ROW	2371	Open Space	Open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

市区重建限制

- 72 受监管限制的包裹，不包括 BPDA 自有的租赁财产。



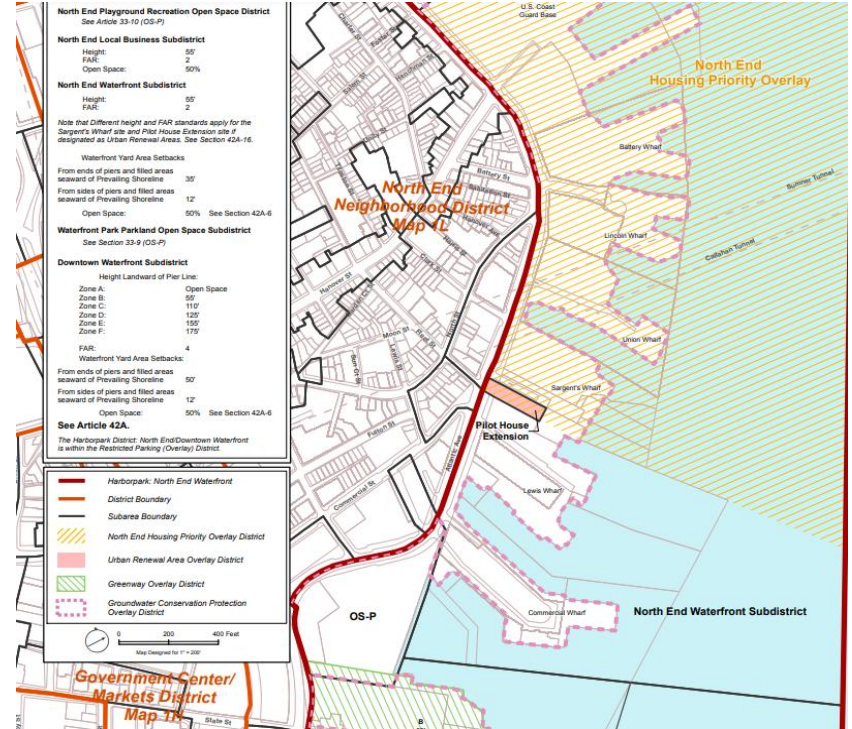
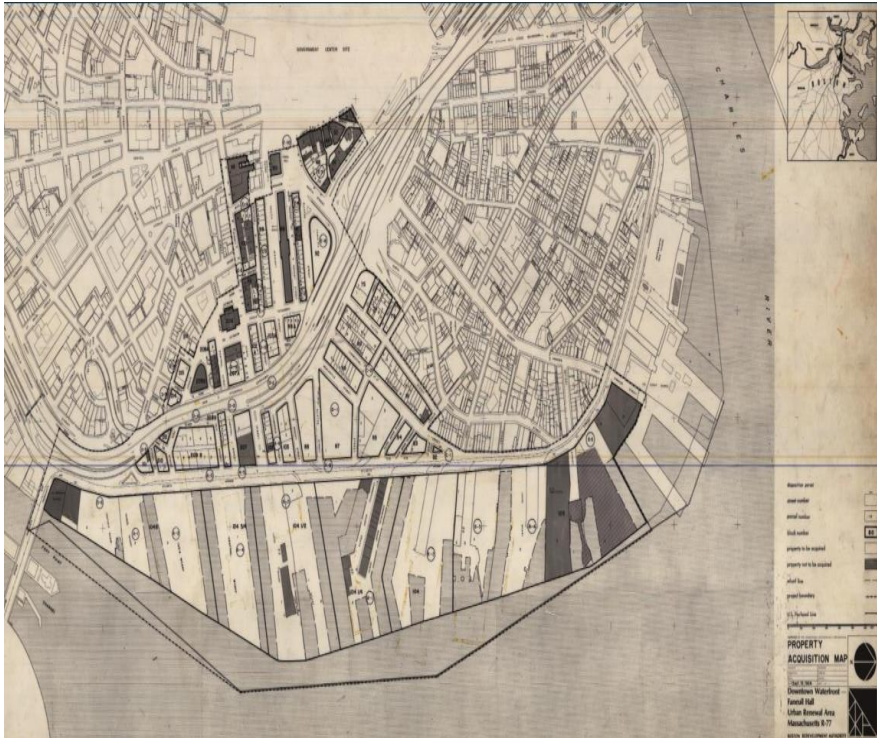
即将到期的限制



除了 LDA 之外， 还有哪些其他限制？

康复协议





剩余目标

- 重新开发萨金特码头，考虑到它目前用作停车场。
- 考虑到它目前用作停车场，重新开发 Cross/Fulton 地段。
- 与 Marketplace Center 和 Quincy Market 的地面租户合作，以实现计划的目标，同时在升级时包括保护具有历史意义的财产。
- 继续维护长码头的基础设施和经济活动，同时保持公众进入水域边缘和海港群岛的通道。
- 为了保护公共道路、公园、广场，包括私人拥有的公共空间 (POPS)，以鼓励行人利用开放空间。
- 与 Harbour Garage 的开发商合作，按照计划重新开发 Parel。
- 使用征用域进行包裹组合的产权清关，这对于气候恢复措施的土地交换尤其重要。
- 使用城市更新工具来帮助执行规划和计划，即波士顿 2030/Plan:Downtown。

问题和答案



**boston planning &
development agency**

“
为什么城市更新只在波士顿？
”



Commonwealth of Massachusetts
**DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT**

Charles D. Baker, Governor ♦ Karyn E. Polito, Lt. Governor ♦ Jennifer D. Maddox, Undersecretary

URBAN RENEWAL PROJECTS

1. Arlington – Symmes Arlington Conservation and Improvement Project, 2002
2. Attleboro – Downtown Urban Renewal and Revitalization Plan, 2007
3. Attleboro – Industrial/Business Park Urban Revitalization and Development Plan, 2003
4. Boston – 16 urban renewal plans (most amended to extend expiration date to 2022)
5. Brockton – Downtown Brockton Urban Revitalization Plan, 2016
6. Cambridge – Kendall Square Urban Renewal Plan, 1965
7. Carver – North Carver Urban Renewal Plan, 2017
8. Chelsea – Everett Avenue Urban Revitalization Plan, 1998
9. Everett – Everett Square Urban Revitalization Plan, 2019
10. Everett – Lower Broadway District Urban Renewal Plan, 2015
11. Fall River – Downtown Urban Renewal Plan, 2019
12. Fall River – Waterfront Urban Renewal Plan, 2019
13. Fall River – Kerr Mill Revitalization and Development Plan, 2000
14. Fall River – Municipal Airport Urban Renewal Plan (aka Commerce Park), 1997
15. Fitchburg – Downtown Revitalization and Development Plan, 2001
16. Gardner – Mill Street Corridor Urban Renewal Plan, 2013
17. Gardner – Urban Renewal Plan (Downtown), 2011
18. Greenfield – Bank Row Urban Renewal Plan, 2007
19. Holyoke – Connect. Construct. Create. A Plan for the Revitalization of Center City Holyoke, 2013
20. Lawrence – Lawrence TBD Urban Renewal Plan, 2017
21. Lowell – Ayer’s City Industrial Park Urban Revitalization and Development Project, 2014
22. Lowell – Jackson-Appleton-Middlesex (JAM) Revitalization and Development Project, 2000
23. Lowell – Acre Urban Revitalization and Development Project, 2000
24. Medway – Oak Grove Area Urban Renewal Plan, 2017
25. North Adams – Western Gateway Urban Heritage State Park Urban Renewal Plan, 1981
26. Quincy – Quincy Center District Urban Revitalization and Development Plan, 2007
27. Salem – Heritage Plaza East Urban Renewal Project, 1965/Salem Downtown Renewal Plan, Major Plan Change in 2012
28. Somerville – Union Square Revitalization Plan, 2013
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
31. Southbridge – Downtown Southbridge Urban Revitalization Project, 2012
32. Springfield – 16 Urban Renewal Plan areas (various expiration dates)
33. Westfield – Elm Street Urban Renewal Plan, 2013
34. Worcester – Downtown Urban Revitalization Plan, 2016
35. Worcester – Union Station Urban Revitalization Plan, 1996

2021年市区更新



“为什么城池不能直接使用征
域？”

- 波士顿市公共设施拥有仅适用于市政目的（即公共设施）的征用权。
- 城市权力不扩展用于私人或经济发展目的。
- 该市没有能力在 U 分区内清除所有权或签订监管协议。
- 波士顿规划和发展局是波士顿市的规划和发展部门。



“如果计划终止，土地处置协
议会怎样？”

- 要求和限制不复存在，不能强制执行或转移到其他机构。



回顾

- 规划——规划中的子区域限制、土地使用和
设计审查要求。
- 监管协议/土地处置协议/修复协议——维护
公共利益/杠杆以获取最大的公共利益或设计
审查。
- BPDA 自有物业 – Sargeant's Wharf、
Cross/Fulton Street 停车场和其他出租物业
的未来规划。
- 城市更新工具——气候适应力/地块的未来
再开发。

