Why Are We Here?
2016 Urban Renewal Extension Process

• In 2016, the Commonwealth’s Department of Housing and Community Development (DHCD) approved a six-year extension of the Boston Planning and Developments Urban Renewal powers, which are seen as an important tool for planning and economic development.

• As we enter the mid way point of that extension the agency is coming out to all 16 Urban Renewal Areas to update the community on their actions and gain feedback into the future of each plan area.
<table>
<thead>
<tr>
<th>North Station</th>
<th>School Franklin</th>
<th>Park Plaza</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brunswick - King</td>
<td>Boylston Essex</td>
<td>Kittredge</td>
</tr>
</tbody>
</table>
Urban Renewal Community Engagement - Phase 2

Government Center
Campus High School
South Station
South Cove
Downtown Waterfront
Fenway
Urban Renewal Community Engagement - Phase 3

Charlestown

South End

Washington Park

West End
Who Am I?
Hi!

Christopher Breen

Special Project Manager

Department Director's Office

Under direction of the Senior Policy Advisor, 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.

Contact

✉️ chris.breen@boston.gov

📞 617.918.4202
PERIOD 1: FAMILIES TO BE MOVED

# Families in Residence

- Chelsea St.
  - Albert H. Benedict (so) 31 Chelsea St., Mass.
  - Michael Cimino (t) 7
  - Lewis Demko (t) 26
  - Samuel Burstein (so) 20 Main St., Malden
  - John Marquardt Jr. (t) 17
  - Rosina Tite (so) 1
  - Nuala Tite (so) 16

- 10 Chelsea St.
  - Ralph D. Roza (so)
  - Edward B. Fitzgerald (t) 7
  - Patrick H. Kearin (t) w/
  - Annie E. Lanigan (t) 9
  - Michael J. Mahoney (t) 9
  - Lawrence Maguire (t) 9

- Homestead Place
  - Frank Zimts (so) 159 Coolidge St., Brookline
  - Archie L. Moors (t) 9
  - Joseph Solnick (t) 9

5 Homestead Place

- Frank Zimts (so) 159 Coolidge St., Brookline
- Archie L. Moors (t) 9
- Joseph Solnick (t) 9
- Ruth Reske (t) 9
- Edward J. Newhouse (t) 9
Urban Renewal Area Agenda

1. Urban Renewal Background
2. Urban Renewal Action Plan
3. Land Disposition Agreement Inventory Update
4. Analysis and Inventory of BPDA Owned Land
5. Community Feedback
Setting the Stage: “The Great Depression” leading into Post World War II America

• Urban Cities suffer from policies promoting suburban sprawl
• Federal Government begins underwriting Urban Renewal efforts for cities that had suffered during the Great Depression and the war and were now bleeding residents into the suburbs.
Urban Renewal “New Deal”

- Urban Renewal dates back to the American Housing Act of 1949, when the Federal Government began to invest great sums of money to redevelop cities that were rapidly declining after World War II.
- Early Urban Renewal efforts attempted to tackle widespread blight by assembling land to develop massive infrastructure and public facilities usually at the expense of displacing poor and marginalized residents.
New Deal: Public Investment and Infrastructure

- Creation of New Residential and Affordable Housing Restrictions
- Creation of New Parks and Open Spaces
- Creation of New Commercial Spaces and Community Shopping Plaza’s
- New Public Libraries, Schools, Police and Fire Stations
- New Transportation Modes (New MBTA Stations and removal of elevated trains)
- Rehabilitation of Older Buildings to eliminate substandard conditions
- Creation of New Buildings to spur investment in the city
Urban Renewal Plan Areas
Urban Renewal Plan Areas

The 16 Existing Urban Renewal Plans (After 2016 Extension)

- Central Business District – School-Franklin
- Central Business District – Boylston-Essex
- Central Business District - South Station
- North Station
- Government Center
- Brunswick King
- Park Plaza
- South End
- South Cove
- Kittredge Square
- Washington Park
- Campus High School
- Fenway
- Downtown Waterfront
- Charlestown
- West End
Urban Renewal Background

Existing Urban Renewal Areas with City Council Districts
Expired: Urban Renewal Plan Areas

- New York Streets
- Whitney Streets
- St. Botolph
- CBD – Bedford West
- Sumner Street
- North Harvard
- Tremont Mason
Urban Renewal
Background
Original Urban Renewal Areas
Urban Renewal Timeline

- 1949: Federal Housing Act
- 1954: Eisenhower Amendment for Federal Housing Act
- 1957: Boston’s First Urban Renewal Plan: New York Streets
- 1957: West End
- 1958: Boston Redevelopment Authority formed as Successor to Boston Housing Authority
- 1958: Whitney Street
- 1962: North Harvard and Tremont Mason
- 1963-1965: Government Center, Downtown Waterfront, Charlestown, Fenway, South Cove, South End, and Washington Park
- 1968: Central Business Districts (Boylnston Essex, School Franklin and South Station) and St. Botolph
- 1970-1973: Central Business Districts (Bedford West), Kittredge Square, Park Plaza and Summer Street
- 1974: Housing and Community Development Act of 1974
- 1980: North Station
31 Urban Renewal Plan Areas In Massachusetts

- There are 31 Cities and Towns in Boston with Urban Renewal Plan Areas
Urban Renewal Projects Outside of Boston

- Assembly Row in Somerville
- Green-line Extension
Urban Renewal Tools
Urban Renewal Tools

• Site Assembly
• Title Clearance
• Vertical Discontinuance
• Land Use Control
• Urban Renewal Overlay Districts
What is a Land Disposition Agreement?

The Land Disposition Agreement allowed preservation of nursing home use.
2) BPDA : Urban Renewal Action Plan
5. The EDA committee is required to explain the results of the above-mentioned survey.

6. The EDA will change the above-mentioned summary of the above-mentioned survey.

7. As part of the above-mentioned survey, the EDA will change the above-mentioned survey.

8. Out of the above-mentioned survey.

9. The City Council will change the above-mentioned survey.

10. The City Council will change the above-mentioned survey.

11. The City Council will change the above-mentioned survey.

12. The City Council will change the above-mentioned survey.

13. The City Council will change the above-mentioned survey.

14. The City Council will change the above-mentioned survey.

15. The City Council will change the above-mentioned survey.
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 Lannello 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).
## Urban Renewal Areas

<table>
<thead>
<tr>
<th>Urban Renewal Area</th>
<th>Urban Renewal Plan Modification Lists</th>
<th>Notification Letters</th>
<th>Urban Renewal Area Map*</th>
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<tr>
<td>Brunswick King</td>
<td>09/22/2016</td>
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<td>Campus High School</td>
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<td>05/14/2018</td>
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<td>CBD-School Franklin</td>
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<td>PDF</td>
</tr>
<tr>
<td>CBD-South Station</td>
<td>09/22/2016</td>
<td>08/08/2006</td>
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<td>Charlestown</td>
<td>11/02/2018</td>
<td>05/15/2017</td>
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<tr>
<td>Downtown Waterfront-Faneuil Hall</td>
<td>09/22/2016</td>
<td>03/03/2006</td>
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<td>Fenway</td>
<td>11/02/2018</td>
<td>07/13/2018</td>
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<td>Government Center</td>
<td>08/03/2018</td>
<td>06/11/2018</td>
<td>PDF</td>
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<tr>
<td>Kittredge Square</td>
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<td>05/26/2006</td>
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<td>South Cove</td>
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<tr>
<td>South End</td>
<td>09/22/2016</td>
<td>05/14/2018</td>
<td>PDF</td>
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</tbody>
</table>
Interested in sharpening your Box skills?

IT and Records Management will be hosting two Box training sessions in April.
Additional sessions will be available in the coming months.
Urban Renewal on the Zoning Viewer
Land Disposition Procedures and Actions
SALE OF 41 REGENT STREET, ROXBURY - PARCEL L-43-B WITHIN THE WASHINGTON PARK URBAN RENEWAL AREA

The Boston Redevelopment Authority d/b/a the Boston Planning & Development Agency ("BRA") is pleased to issue this Request for Proposals ("RFP") for the redevelopment of Parcel L-43B, located at 41 Regent Street, ("Parcel") in the Washington Park Urban Renewal Area, Project No. Mass. R-24. The Parcel is available from the BRA for sale and development to create residential use. Preference will be given to the proposals that include homeownership units in the proposed project.

<table>
<thead>
<tr>
<th>Type</th>
<th>RFP</th>
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<tbody>
<tr>
<td>Status</td>
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<tr>
<td>Date Available</td>
<td>02/09/2017 12:00</td>
</tr>
<tr>
<td>Due Date</td>
<td>04/07/2017 12:00</td>
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<tr>
<td>Pre Bid Due Date</td>
<td>02/28/2017 10:00</td>
</tr>
<tr>
<td>Contact</td>
<td><a href="mailto:Francis.Collins@boston.gov">Francis.Collins@boston.gov</a></td>
</tr>
</tbody>
</table>
Completion of LDA & BPDA Owned Property Inventory
Government Center – Goals 1963

- Creation of new major street system.
- Placing public utility lines underground.
- Attractive landscaping in all open areas and street lighting.
- Public open space such as City Hall Plaza.
- Rapid Transit.
Government Center

Boundary Plan
Government Center

Disposition Parcels
Parcel 1 (1A and 1B)
Parcel 1A

Lindemann Mental Health Center, Charles F. Hurley Building, and Edward W. Brooke Courthouse
Parcels 1A and 1B:

Edward W. Brooke Courthouse and Plaza
Parcel 2
(2A, 2B, 2C, 2D, 2E, 2F, 2G, 2H, and 2I)
Parcel 2A
Open Space
Parcel 2B: 15 New Chardon Street Building
Parcels 2C and 2D: New England Telephone Building
Parcels 2F and 2G: Channel 7 Building
Parcel 2H: 30 Hawkins Street Building
Parcel 21:

Area 1: Police Station
Parcel 3: (3A, 3A-1, 3A-2, 3B, 3C, and 3D)
Parcel 3A:

31 New Chardon Street
Parcel 3B:

43 Hawkins Street Building and other City Buildings
Parcels 3C and 3D: Boston Edison Buildings
Parcel 4: Government Center Garage
Parcel 5:

John F. Kennedy Federal Building
Parcel 6:

City Hall
Parcel 7:
Commonwealth Building with RMV and the Boston Public Market with Parking
Parcel 7: Commonwealth Building with RMV, Boston Public Market and Parking
Portion of Parcel 7: Holocaust Memorial
Parcel 8:
28 State Street
Parcel 9:

1 Washington Mall Office Building
Parcel 10: 10A, 10B, and 10C
Parcel 10A: Sears Crescent Building
Parcel 10B:
Steaming Kettle
Parcel 10C:
City Bank and Trust
Parcel 12:

Center Plaza and Pemberton Square
Parcel 12: Center Plaza
Parcel 12:
Pemberton Square
Parcel 13 and 14:

60 State Street
Parcel 14A:
Abercrombie & Fitch Building
4) BPDA Owned Parcels in Government Center
City Hall Plaza
Parcel 2A:
Cardinal Cushing Park
Holocaust Memorial
0 Hawkins St
Washington Mall Triangle
Court House Plaza
Community Feedback
Urban Renewal: Saving American Cities

• “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”
Next Steps: