

URBAN RENEWAL EXTENSION REQUEST

2025

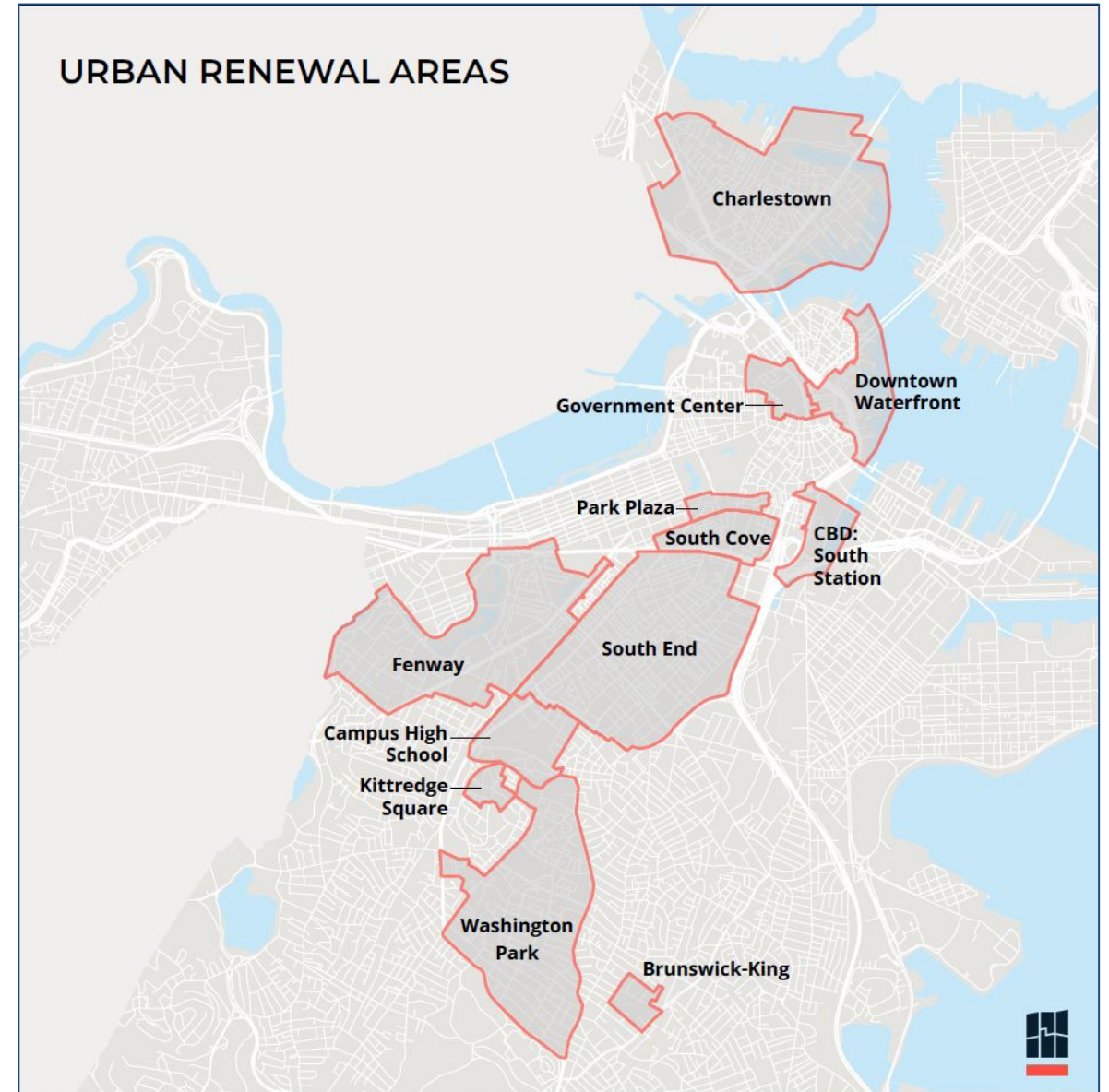


Planning Department

CITY of **BOSTON**

BACKGROUND

- Urban renewal plan areas enable us to restrict sale of City-owned property to include **important use protections**;
- There are currently 12 active Urban Renewal areas (right);
- While awaiting passage of the Home Rule Petition, the Planning Department **must request an extension to Urban Renewal** to prevent the loss of important land protections in the City
- **The current Urban Renewal sunset date is March 31, 2025**



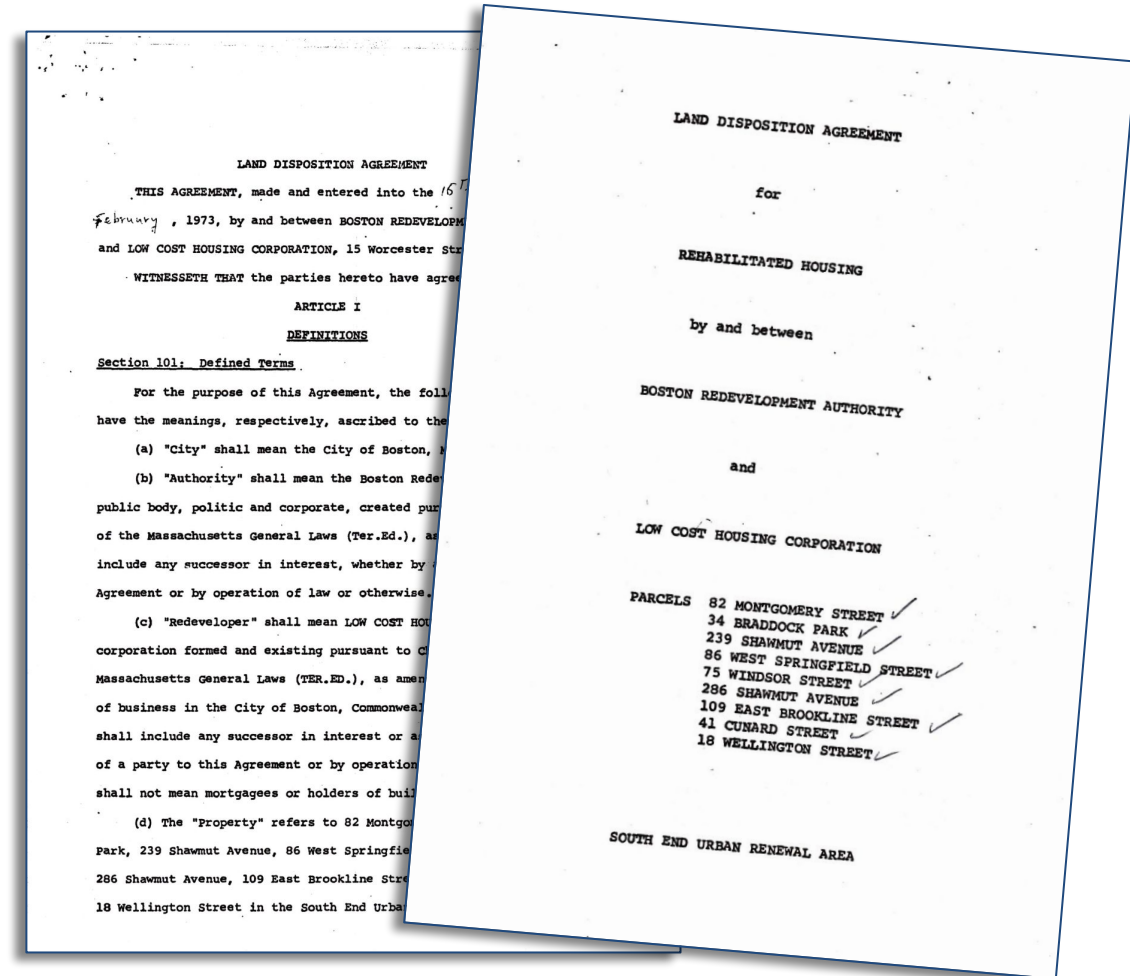
URBAN RENEWAL EXTENSION

- It is important to acknowledge the harmful historical impacts that aspects of Urban Renewal caused, **especially in the South End, West End, and Roxbury.**
- Although harm was caused, we also should acknowledge the important land use protections that Urban Renewal has created.
- Today, Boston's active Urban Renewal Plans protect over **half a century's worth** of important land covenants across the City.
- With the expiration of the Plans, the majority of these LDA protections would be **irreversibly lost.**



WHAT IS AN LDA? AN OVERVIEW

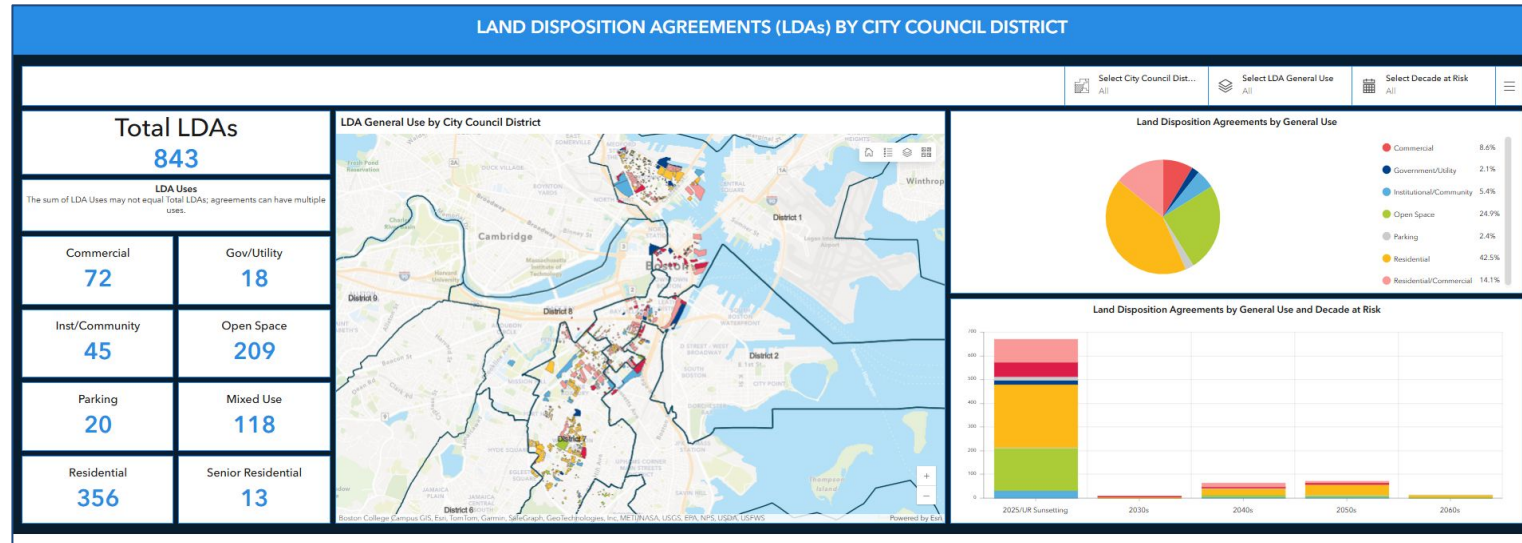
- What is a Land Disposition Agreement (LDA)?
 - A **Contract/Covenant** between the BRA and the conveying party that owns the land regarding use of land and additional covenants, often filed alongside Deeds
 - LDA are meant to represent **public interest** and **community leverage** over large impact projects by including restrictions protecting
 - Open Space
 - Community Institutions
 - Elderly/Income Restricted
 - Historical/Preservation
- The Urban Renewal team has focused on **quantifying LDAs** to summarize the impacts on sunseting Urban Renewal.
- LDAs are an extension of the Urban Renewal Plan, with a majority of LDA expirations **tied directly to the Plan's sunseting**



PUBLIC RESOURCES



- The Urban Renewal team has prioritized transparency by maintaining a [public-facing dashboard of LDAs](#) in the City of Boston
 - This dashboard was audited and updated for 2025
- In addition, the Planning Department hosts a public share file of urban renewal documents
 - Staff regularly utilizes this page in interactions with the public to help guide projects and answer questions about urban renewal
- Urban Renewal resources are located under the [“Real Estate” tab](#) of the Department website



City of Boston Planning Department

NEIGHBORHOODS | **PLANNING & ZONING** | URBAN DESIGN | DEVELOPMENT | RESEARCH | 3D DATA & MAPS | REAL ESTATE | PROCUREMENT

BPDA Owned Land Disposition Projects

Commercial Spaces for Lease

Coastal Resilience Delivery Team

Raymond L. Flynn Marine Park

Urban Renewal

- Urban Renewal Areas
- Urban Renewal Dashboard

Urban Renewal Area	Urban Renewal Plan Modification Lists (Last Updated Date)	Notification Letters	Urban Renewal Area Map*
Brunswick King	01/18/2022 View All Modifications	View All	View Map
Campus High School	01/18/2022 View All Modifications	View All	PDF
CBD-Bedford West	01/18/2022	View All	N/A
CBD-Boylston Essex	01/18/2022 View All Modifications	N/A	PDF
CBD-School Franklin	01/18/2022 View All Modifications	N/A	PDF
CBD-South Station	01/18/2022 View All Modifications	View All	PDF
Charlestown	01/18/2022 View All Modifications	View All	PDF
Downtown Waterfront-Faneuil Hall	01/18/2022 View All Modifications	View All	PDF

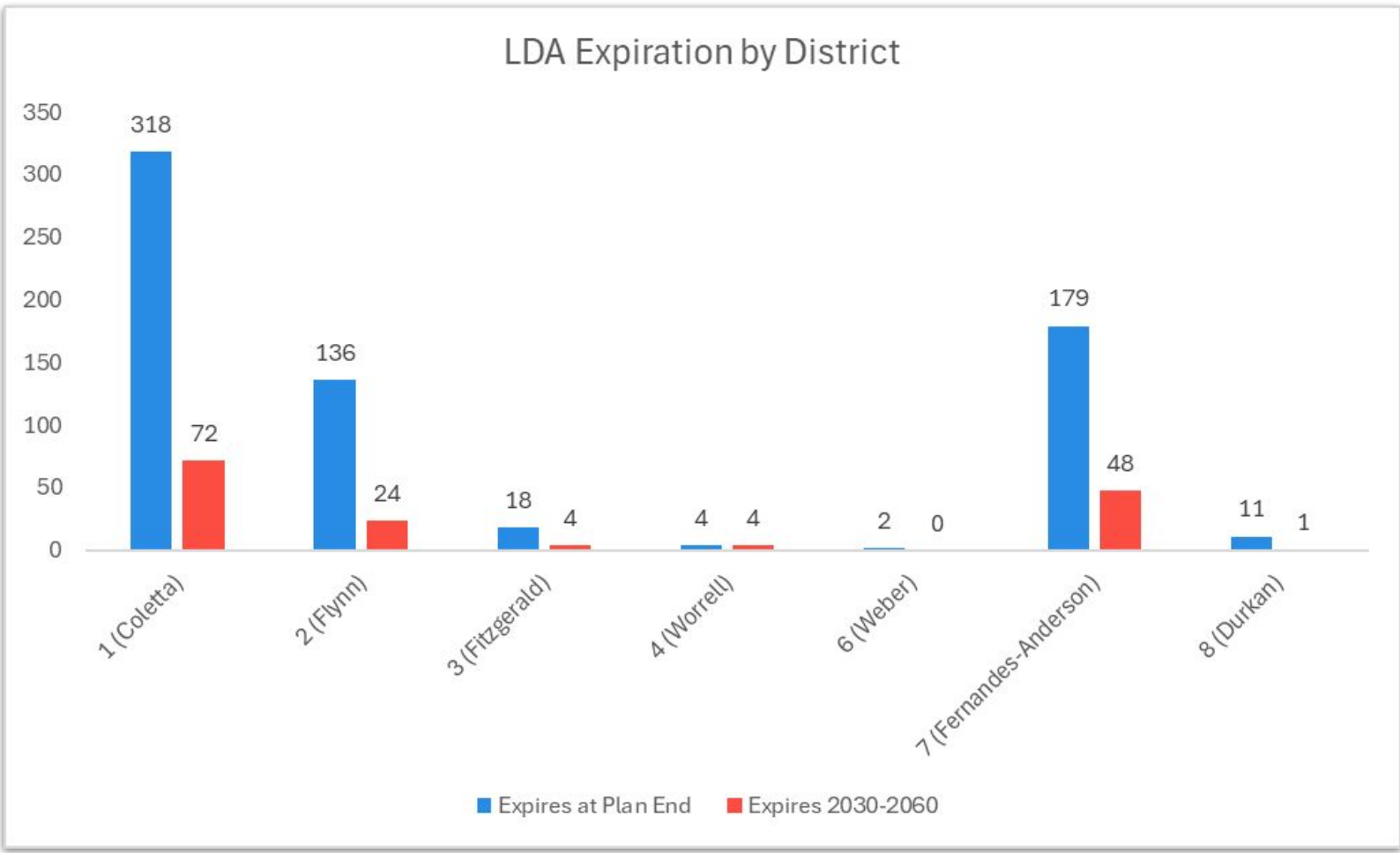
LDA TOTALS BY CATEGORY



Total LDAs by Use	LDA Totals*	Expires UR Sunset	% At-Risk UR Sunset	Expires 2030-2060
Total LDAs	847	668	78%	153
Residential LDAs	473	366	77%	103
Income-Restricted UNITS	11,808	8,733	73%	3,034
Residential UNITS	20,519	12,777	62%	7,742
Parking-related LDAs	175 (6,783 spaces)	125	71%	49
Commercial LDAs	198	160	80%	36
Utility/Government LDAs	19	18	94%	-
Community/Institutional LDAs	56	39	69%	15
Senior Preference LDAs	13	12	92%	1
Open Space LDAs	214 (2.1M sqft)	183	85%	23

* Note that numbers may not always equal totals due to other factors (e.g. LDA has already expired, has protections that exist in perpetuity, etc.)

TOTAL LDA EXPIRATIONS BY YEAR & DISTRICT

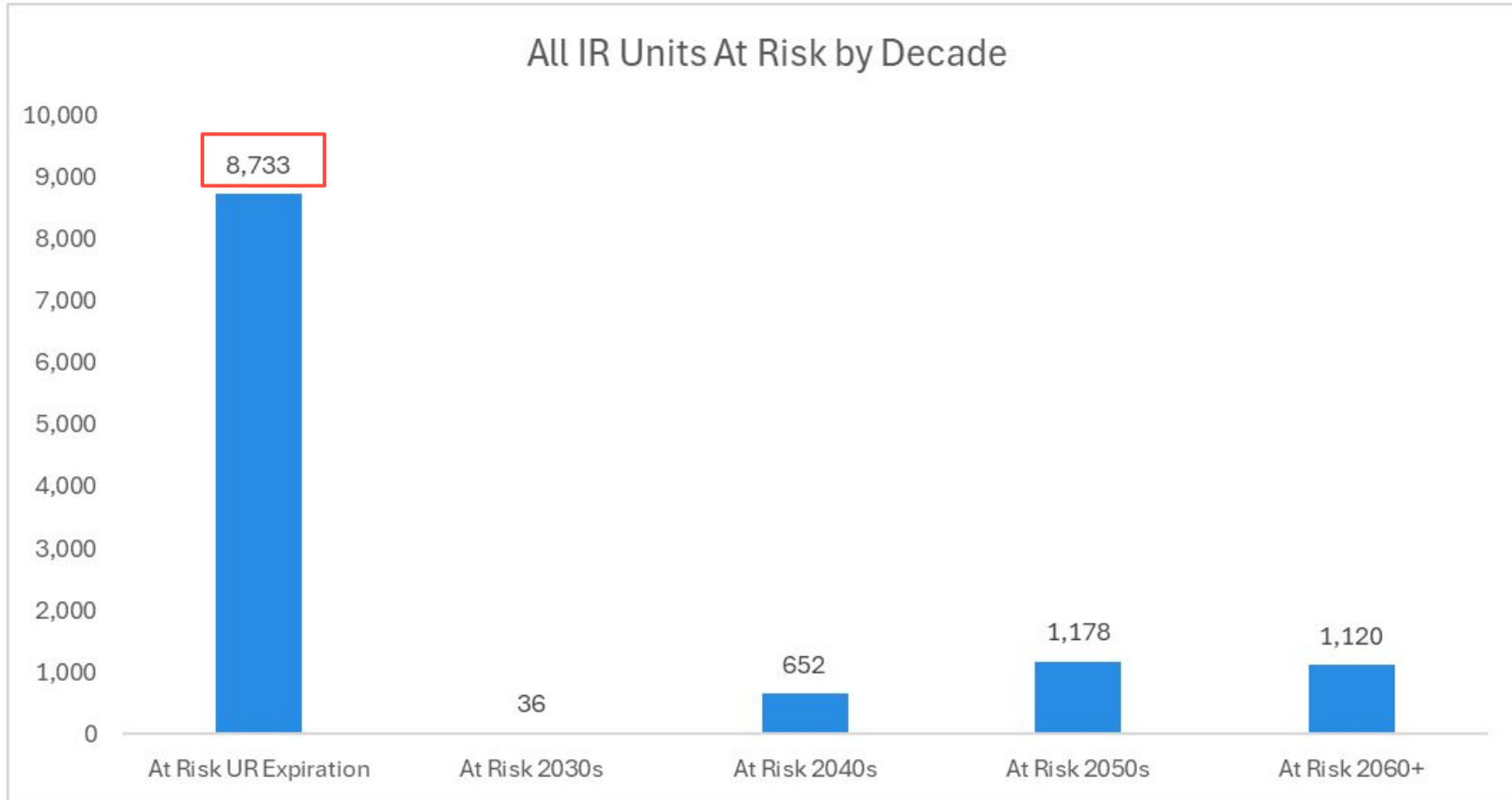


- **668 total LDAs** are expiring by 2030 due to the 2025 sunset of Urban Renewal
- The highest number of at-risk LDAs provide **open space and residential** protections

UR ACTIONS SINCE 2023

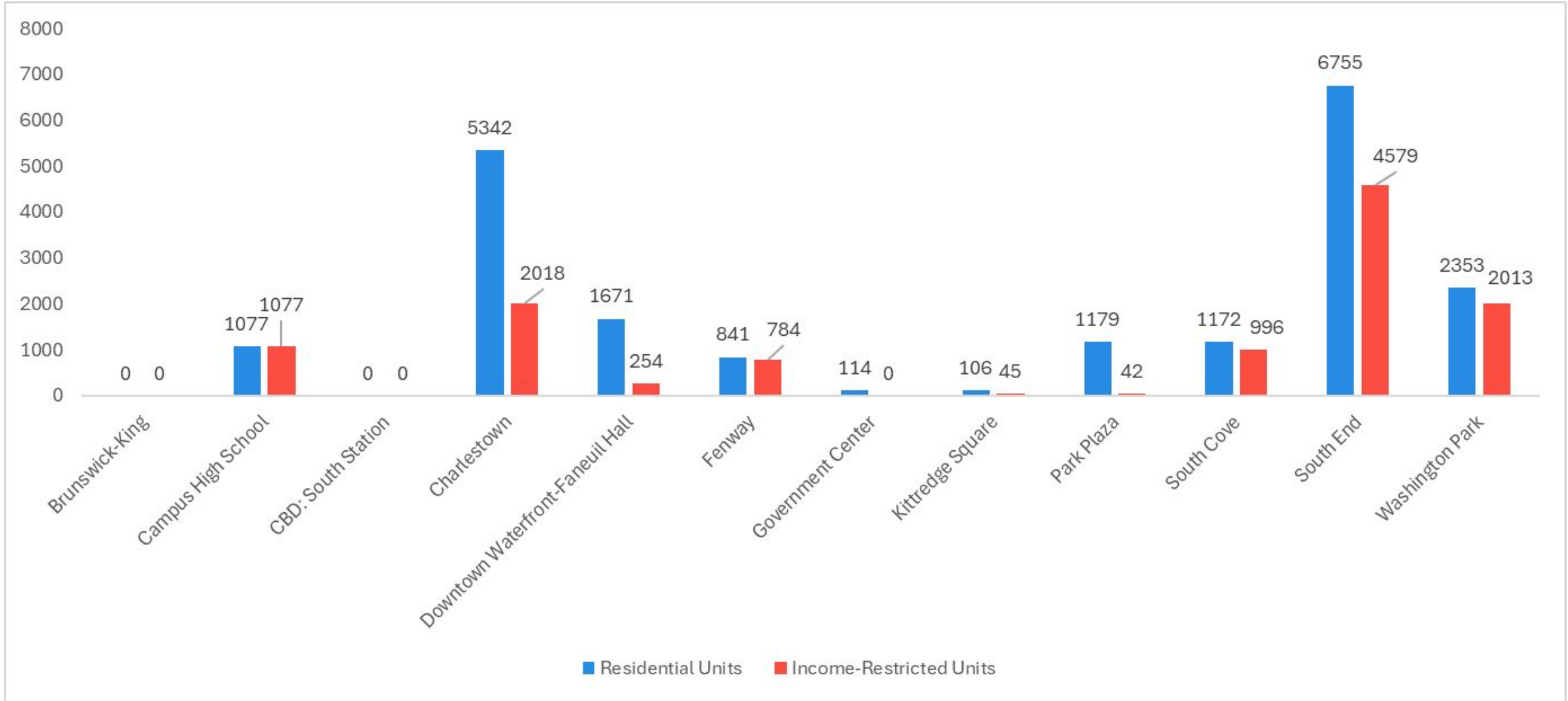
Action Date	Parcel(s) Affected	Purpose
March 16, 2023	-	Extending 12 Urban Renewal plans until March 31, 2025 or until passage of the Home Rule Petition.
July 13, 2023	Charlestown R-26C	Creating residential uses.
November 16, 2023	Washington Park L-25	Creating open space, community garden/urban wild use, and accessory uses.
March 14, 2024	Charlestown X-28B	Creating open space uses.
March 14, 2024	South End X-26-2	Creating open space and community garden uses.
April 11, 2024	Washington Park L-49 / L-50	Creating residential and transient housing uses.
July 18, 2024	Washington Park S-20 / S-21	Creating open space and public uses.
October 10, 2024	South End 35	(BWSC Lots) Creating residential, commercial, open space, and retail uses.

INCOME RESTRICTED UNITS BY DECADE AT-RISK



- 2025 sunset of Urban Renewal removes on key protection on **~8,700 units of income-restricted housing** across Boston

RESIDENTIAL & IR UNITS BY PLAN AREA



INCOME RESTRICTED: CASE EXAMPLE

Two “layers” of covenant restrictions provide more than 150 units of guaranteed income-restricted housing.

Background

- UR Parcels RC-4 and RC-5; 18,919 sq ft. located at 705-725 Concord Street in the South End neighborhood
- LDA 302(a) states: *"The Property shall be used for the construction of dwelling units for low and moderate income families and supporting facilities..."*
- Staggered Expirations: LDA expires at the end of the South End UR Plan, MOH-tracked 3rd party affordability expires in 2038.

Urban Renewal Context

- The Project contains 144 one-bedroom, 27 two-bedroom, 8 three-bedroom, and 1 four-bedroom units.



RC-4 + RC-5: The Concord Houses, South End

SENIOR PREFERENCE LDAS AND UNITS



Total Senior Preference LDAs	13 LDAs
Total Senior Units	~1,822 units
⇒ District 1	~505 units
⇒ District 2	~560 units
⇒ District 6	~165 units
⇒ District 7	~592 units
Senior Units Expiring by 2030	~1,654 units
Senior Units Expiring by 2040	~120 units

- LDAs protect Senior Preference in units **with and without Income Restrictions.**
- The expiration of the LDA would eliminate the ability to ensure these units remain **Senior-protected.**

SENIOR PREFERENCES: CASE STUDY



Here, an LDA empowered the community to retain senior-preference housing by upholding the restrictions enshrined in the LDA.

Background

- UR Parcel C-2-42A, located in the North End neighborhood at 70 Fulton Street
- Authority conveyed Parcel in 1997 to North End Community Health Committee
- Creation of 100 elderly units
- LDA 302(a) states: *"The Property shall be used to construct thereon a low and moderate income housing development with preference for the elderly and supporting retail facilities..."*

Urban Renewal Context

- Staggered Expirations: LDA expires at end of the Downtown/Waterfront UR Plan, Affordability expires in 2048
- Besides the LDA, no other restrictive covenants (including underlying zoning and 3rd party affordability agreements) specify a "preference for the elderly"

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

HOME ABOUT ARCHIVES CONTACT NEWSLETTER CALENDAR "SUBMIT A POST"

Health & Wellness Neighborhood Life

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

By Matt Conell - Wed, Sep 14, 2016

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.

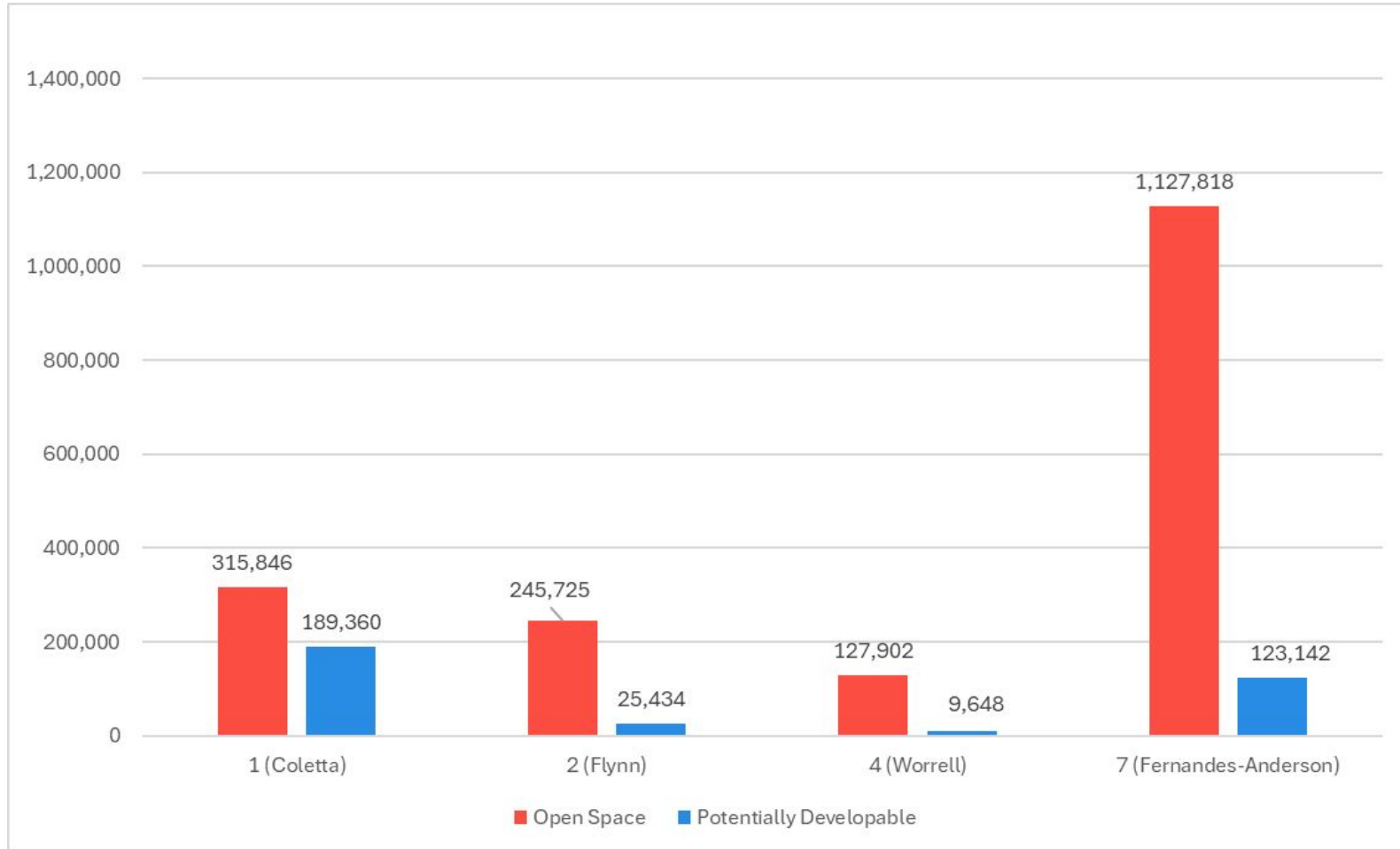
Armed with signs, residents packed the Boston City Council chamber for the hearing on the fate of the North End Nursing Home.

OPEN SPACE

- “Open Space” can be public parks, portions of privately-owned yards, parking lots, empty lots, etc. Although LDAs prescribe covenants that keep these parcels open, some of this land may be designated as “potentially developable” based on parcel shape, location, and land use.
- *Importantly, City owned land is not included as “Potentially developable” because this includes actively-used public space, like parks, that is publicly owned and dedicated for public use.*

Total Open Space LDAs	214
Total Open Space	~2.1M sq ft.
Privately Owned, Developable	~348K sq ft.
Privately Owned, Not Developable	~66K sq ft.
Publicly Owned	~879K sq ft.

OPEN SPACE



- **Districts 1, 4, and 7** contain the most LDA-protected open space
- District 7 contains **60% of open space**
- **Potentially developable** is based on shape, location, and use of parcels

OPEN SPACE - CASE STUDY

In this case, an LDA with open space covenants empowered the community to meet their goal - preserving green open space.

Background

- UR Parcel X-19A, 1815 sq ft., located at Bolton Place in Charlestown
- Parcel was originally three single family dilapidated buildings (two dilapidated, one rehabbed)
- LDA 302(a) states “The Property shall be used for the installation of street parking and landscaping...”
- Title has transferred five times since the BRA’s initial deed. Property has remained a residential side yard.

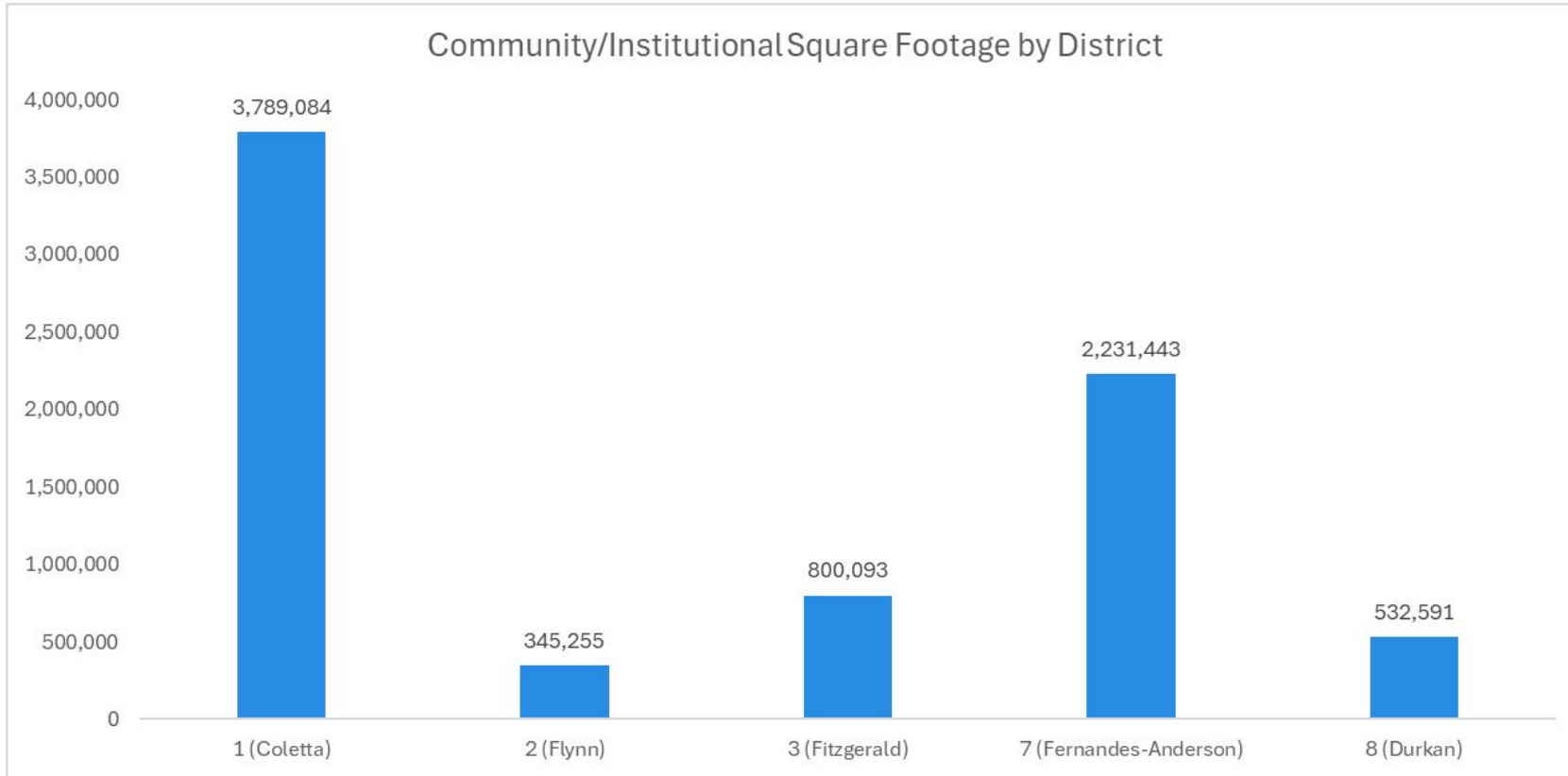
Urban Renewal Context

- Developer was interested in submitting plans to demolish the original house and reconstruct three single family homes, as-of-right due to the underlying zoning
- Community strong and united response in opposition.



X-19A: Bolton Place, Charlestown

COMMUNITY/INSTITUTIONAL



- Broad category of LDAs designed for **neighborhood improvement** and considered to contribute to higher enjoyment of public spaces
- Includes general **community, cultural, educational, entertainment, recreational, religious, and public service** uses

Community/Institutional LDAs	~43 LDAs
Community/Institutional Sqft	7.6M Square Feet
⇒ Expiring at UR Sunset	32 LDAs

COMMUNITY/INSTITUTIONAL - CASE STUDY

Background

- UR Parcel SE-109
 - 4,836 sq ft.
 - Located at 1154 Washington Street (South End)
- At the time of BRA acquisition in 1986, the Property was vacant, abandoned, and the owner / holder of title was listed as “unknown”
- The Property was conveyed two months later to Boston City Lights Foundation, Inc.

Urban Renewal Context

- LDA 302(a) states:
“The Property shall be used for rehabilitation of a six-story brick building into a performing arts center and eight (8) residential condominium units...”
- The LDA provides a sustainable revenue stream for the organization

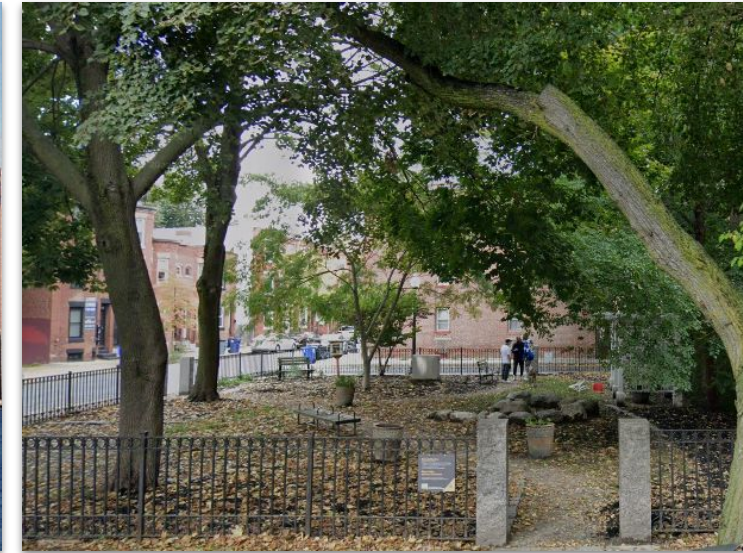


SE-109: Boston City Lights, South End

CONCLUSION



- We are requesting the City Council votes to approve a temporary two-year extension for 12 Urban Renewal Plans to **March 31, 2027**.
- Currently, if no action is taken, Urban Renewal expires on March 31, 2025.
- Without an extension, the City would lose key land-use protections for nearly 12,000 units of affordable housing, 2 million square feet of open space, and other protections.



Thank You

L to R, clockwise: Rows Wharf Arch, Bessie Barnes Park, South Station Transportation Center, Alvah Kittredge House



APPENDIX



PLAN AREAS BY LDA PROTECTIONS (1/3)

Brunswick-King

- ~85,000 sqft open space (~17k privately owned)

Campus High School

- 1,077 units of income-restricted housing (132 senior-preference)
- ~450,000 sqft community space

CBD: South Station

- ~720,000 sqft government/utility space
- ~1.1M sqft commercial space

Charlestown

- ~245k sqft open space (all privately owned)
- ~3.6M sqft community space

PLAN AREAS BY LDA PROTECTIONS (2/3)

Downtown Waterfront/Faneuil Hall

- ~19k sqft open space (all privately owned)
- 1,671 residential units (291 senior-preference)
- ~1.2M sqft commercial space

Fenway

- ~850 residential units
- ~13k sqft open space (all privately owned)
- ~163,000 sqft community space

Government Center

- ~450,000 sqft commercial space
- ~530,000 sqft of government/utility space

Kittredge Square

- ~17k sqft of open space (all privately owned)
- ~100 residential units (45 income-restricted)

PLAN AREAS BY LDA PROTECTIONS (3/3)

Park Plaza

- ~1,200 residential units
- ~176,000 sqft commercial space
- ~25,000 sqft community space

South Cove

- ~1,200 residential units (270 senior-preference)
- ~560,000 sqft commercial space

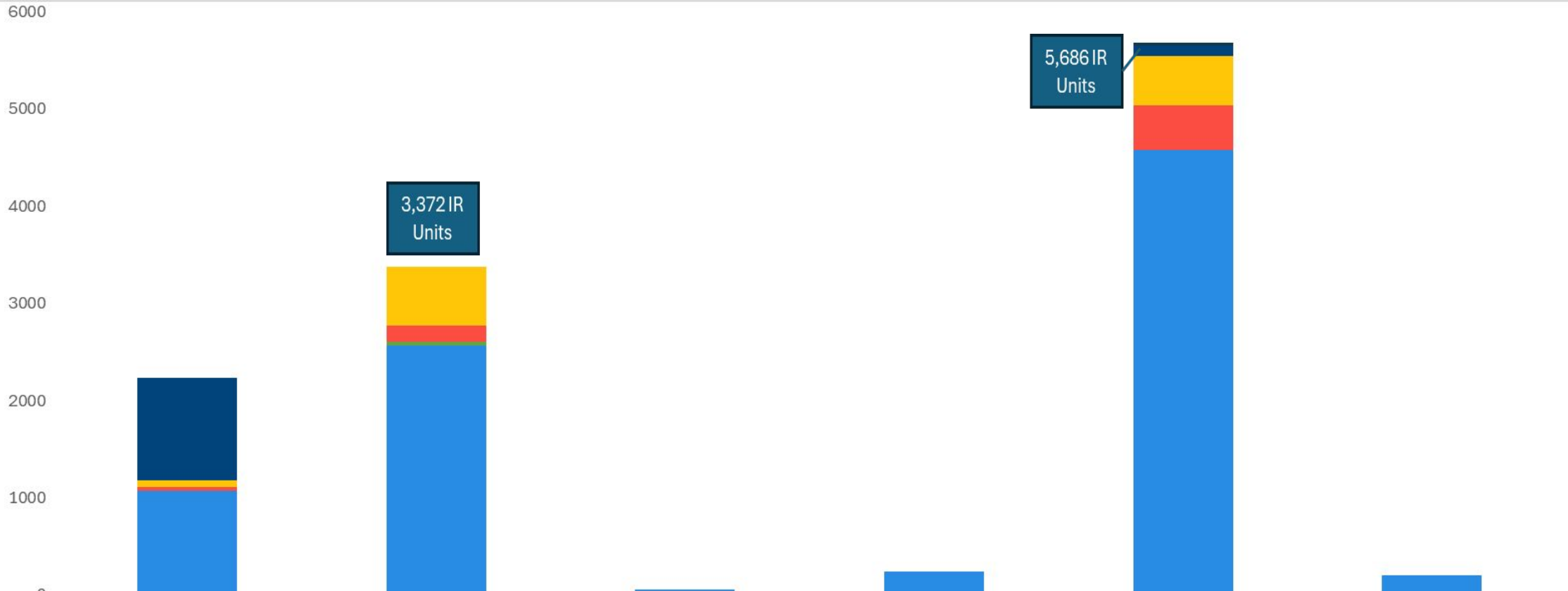
South End

- ~6,700 residential units (102 senior-preference)
- ~381k sqft open space
 - (354k privately owned)
- ~4.4M sqft commercial space
- ~830,000 sqft gov/utility space
- ~2M sqft community space

Washington Park

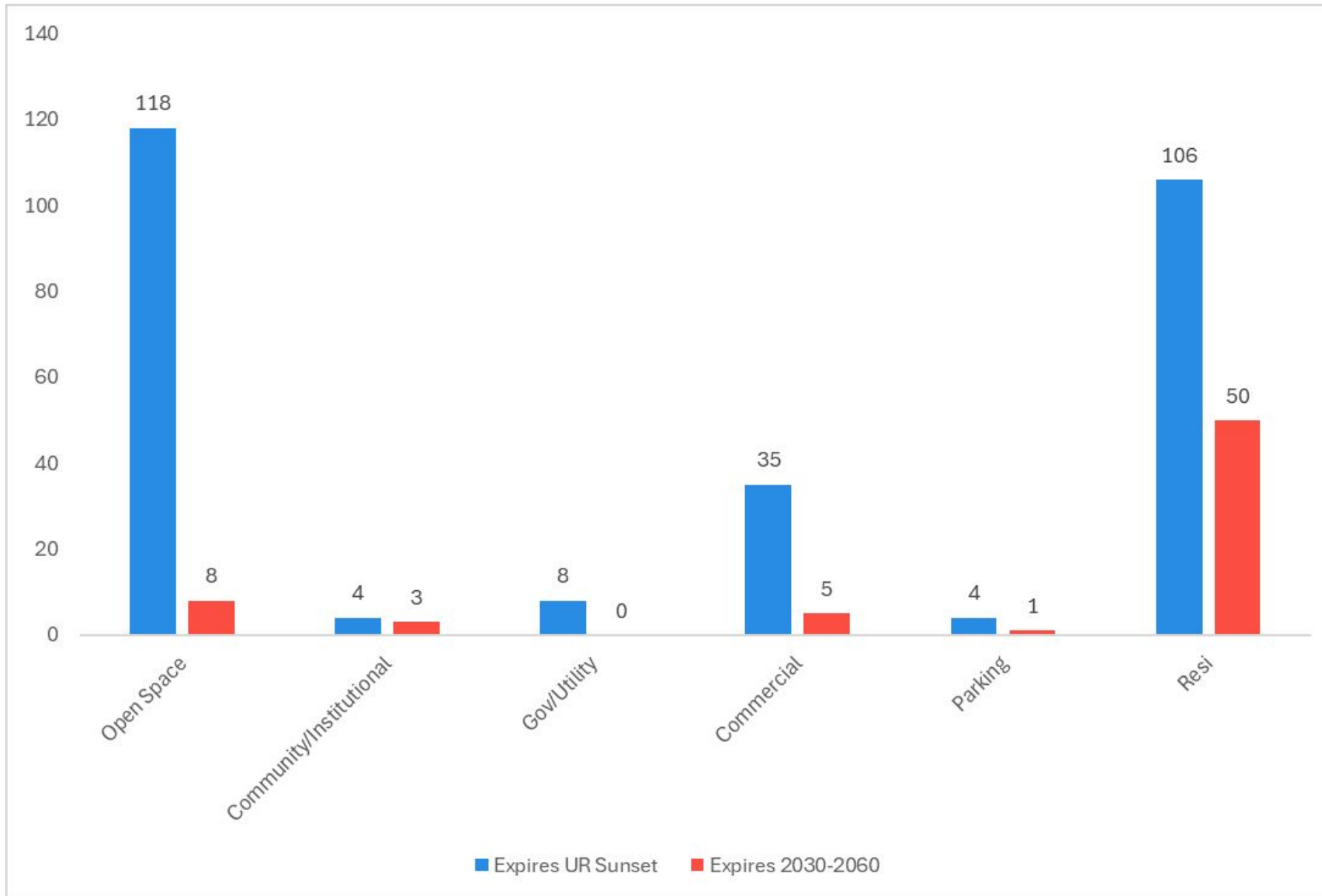
- ~2,300 residential units (400 senior-preference)
- ~861,000 sqft open space (221k privately owned)
- ~930,000 sqft commercial space
- ~730,000 sqft community space

INCOME RESTRICTED UNITS BY DISTRICT AT-RISK



	1 (Coletta)	2 (Flynn)	3 (Fitzgerald)	6 (Weber)	7 (Fernandes-Anderson)	8 (Durkan)
■ No Risk	0	0	0	0	26	0
■ At Risk 2060s	1058	0	0	0	110	0
■ At Risk 2050s	73	602	0	0	503	0
■ At Risk 2040s	31	163	0	0	458	0
■ At Risk 2030s	0	36	0	0	0	0
■ At Risk UR Expiration	1077	2571	59	247	4579	200

DISTRICT 1 LDAS BY CATEGORY



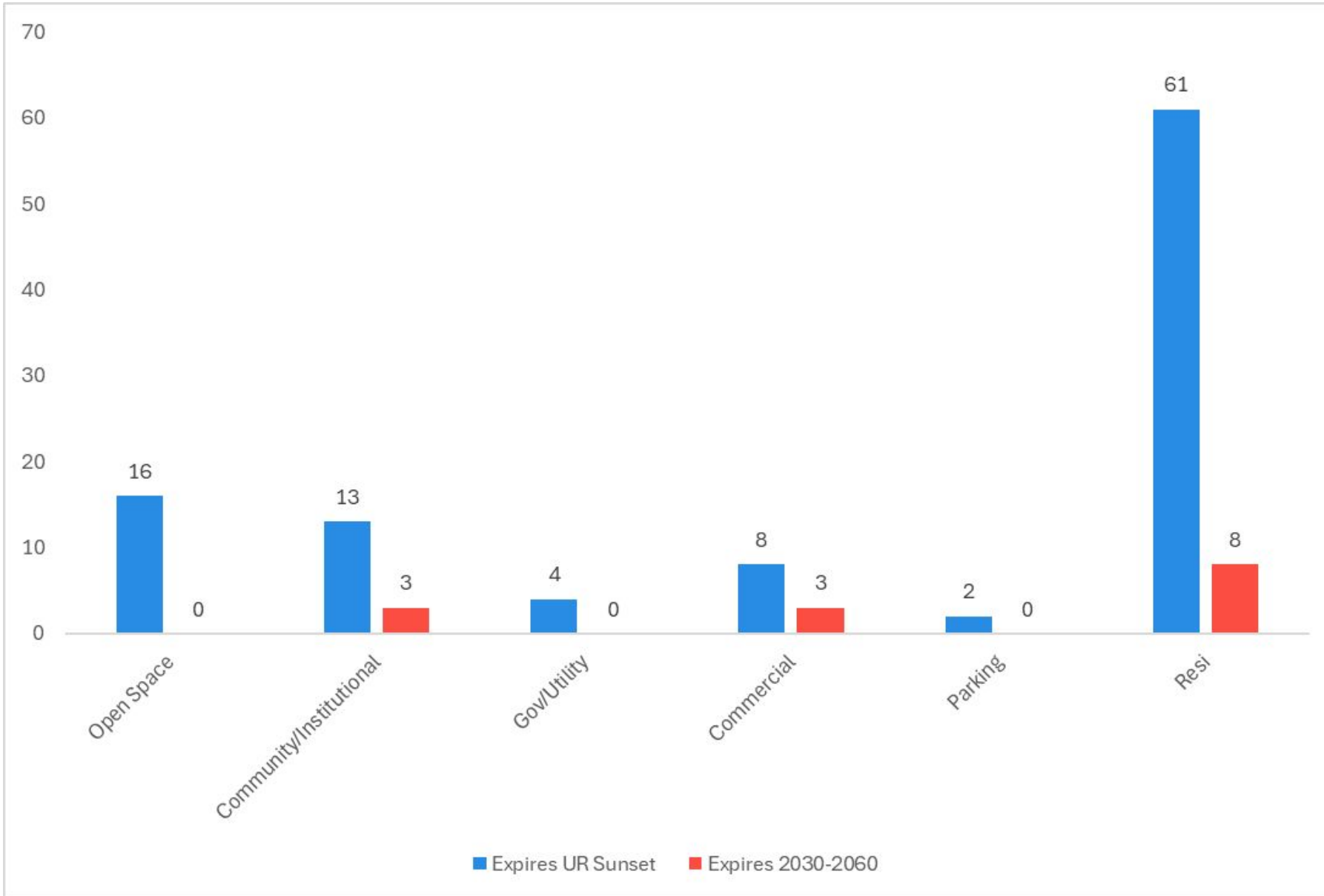
Urban Renewal Plan Areas:

- CBD: South Station
- Government Center
- Downtown
- Waterfront-Faneuil Hall
- Charlestown
- South Cove

Key Projects:

- 175 Federal Street
- 145 Commercial (151 units of elderly housing)
- 104 First Ave (46 units of income-restricted/elderly housing)

DISTRICT 2 LDAS BY CATEGORY



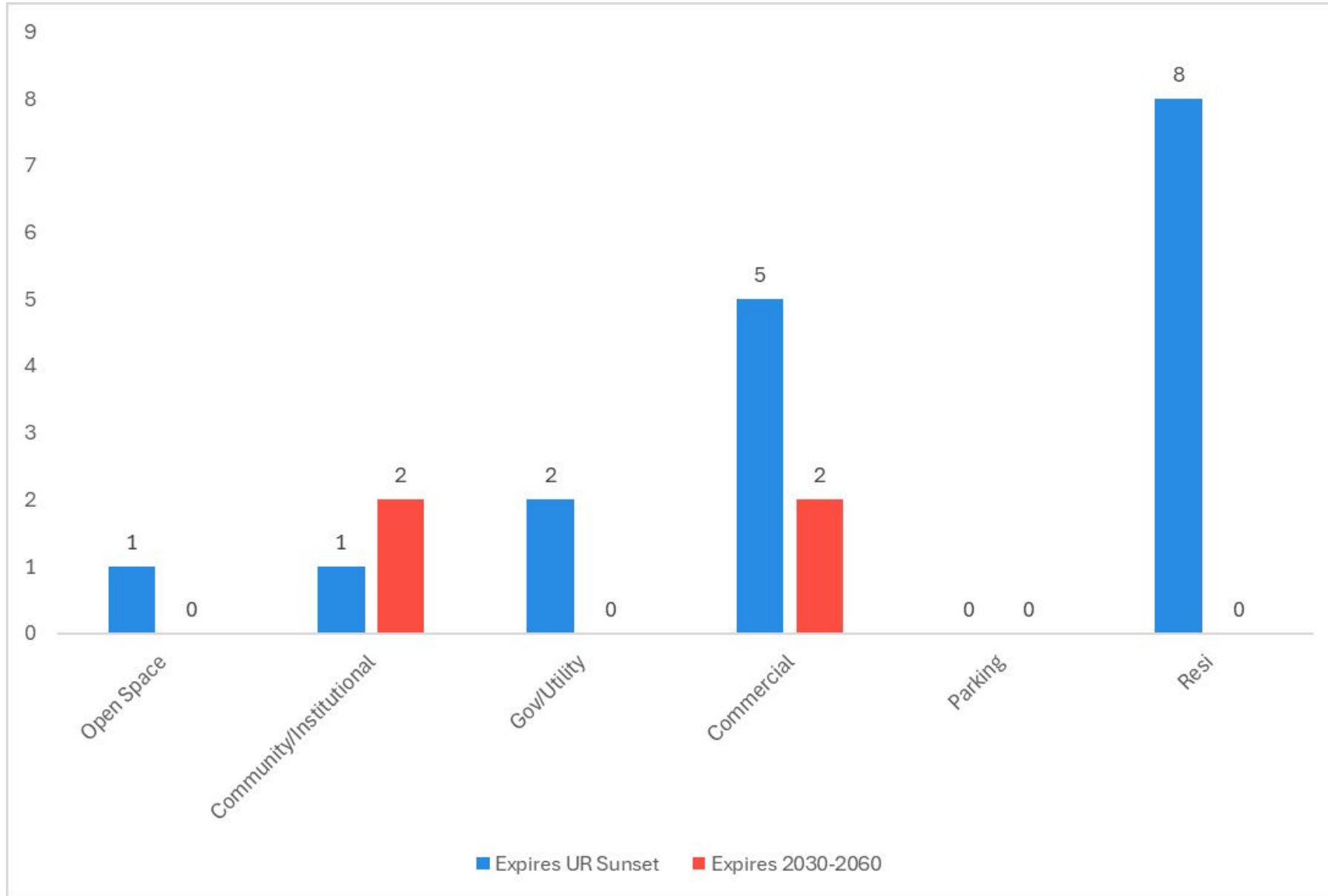
Urban Renewal Plan Areas:

- CBD: South Station
- Fenway
- Park Plaza
- South Cove
- South End

Key Projects:

- 636 Tremont & surrounding area (452 units of income-restricted housing)
- 2 San Juan St (Puerto Rican Tenants in Action - advocacy organization)

DISTRICT 3 LDAS BY CATEGORY



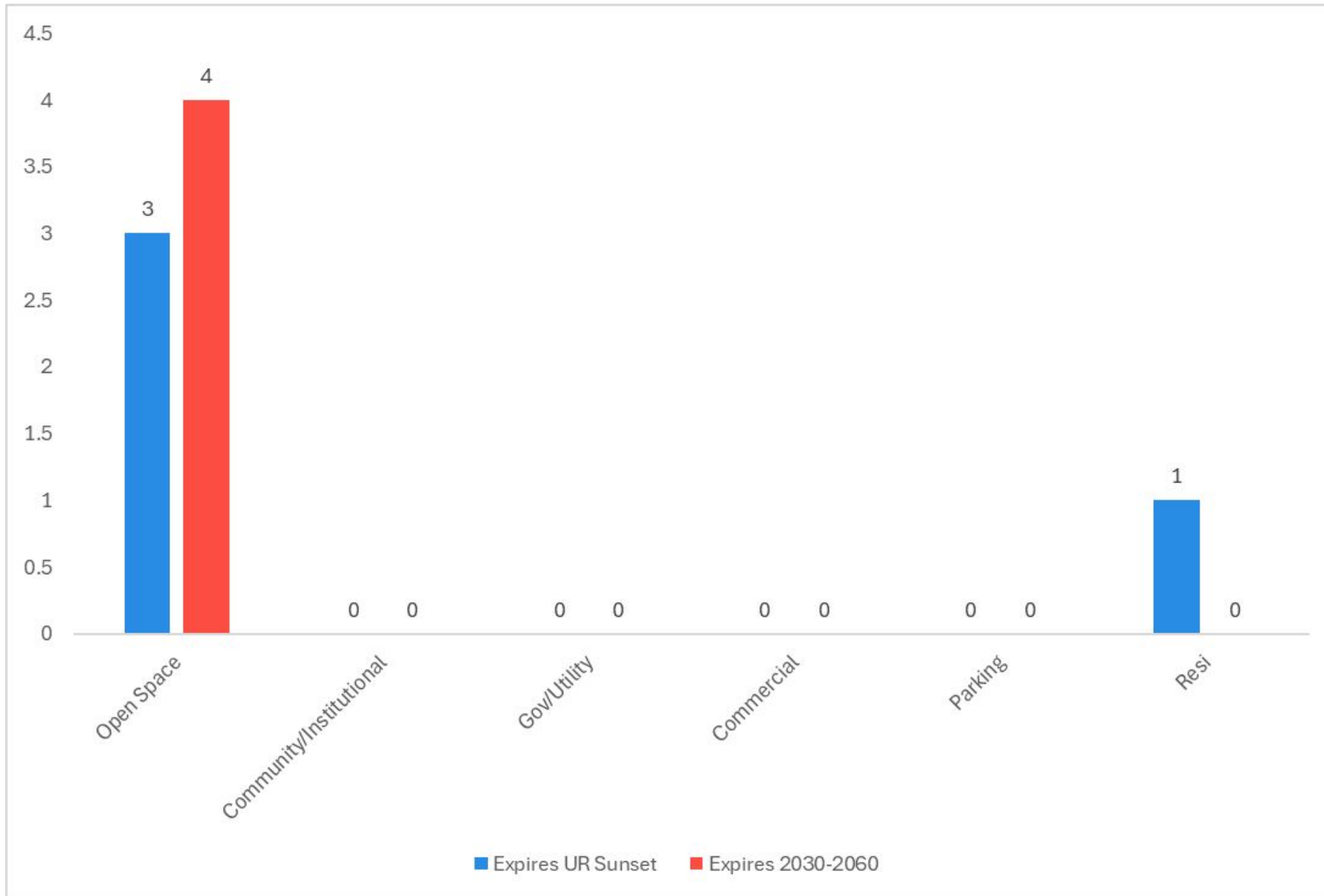
Urban Renewal Plan Areas:

- South End

Key Projects:

- 180 Shawmut Ave (40 units of housing, 26 affordable)
- 1734 Washington St (31 units of income-restricted housing)

DISTRICT 4 LDAS BY CATEGORY



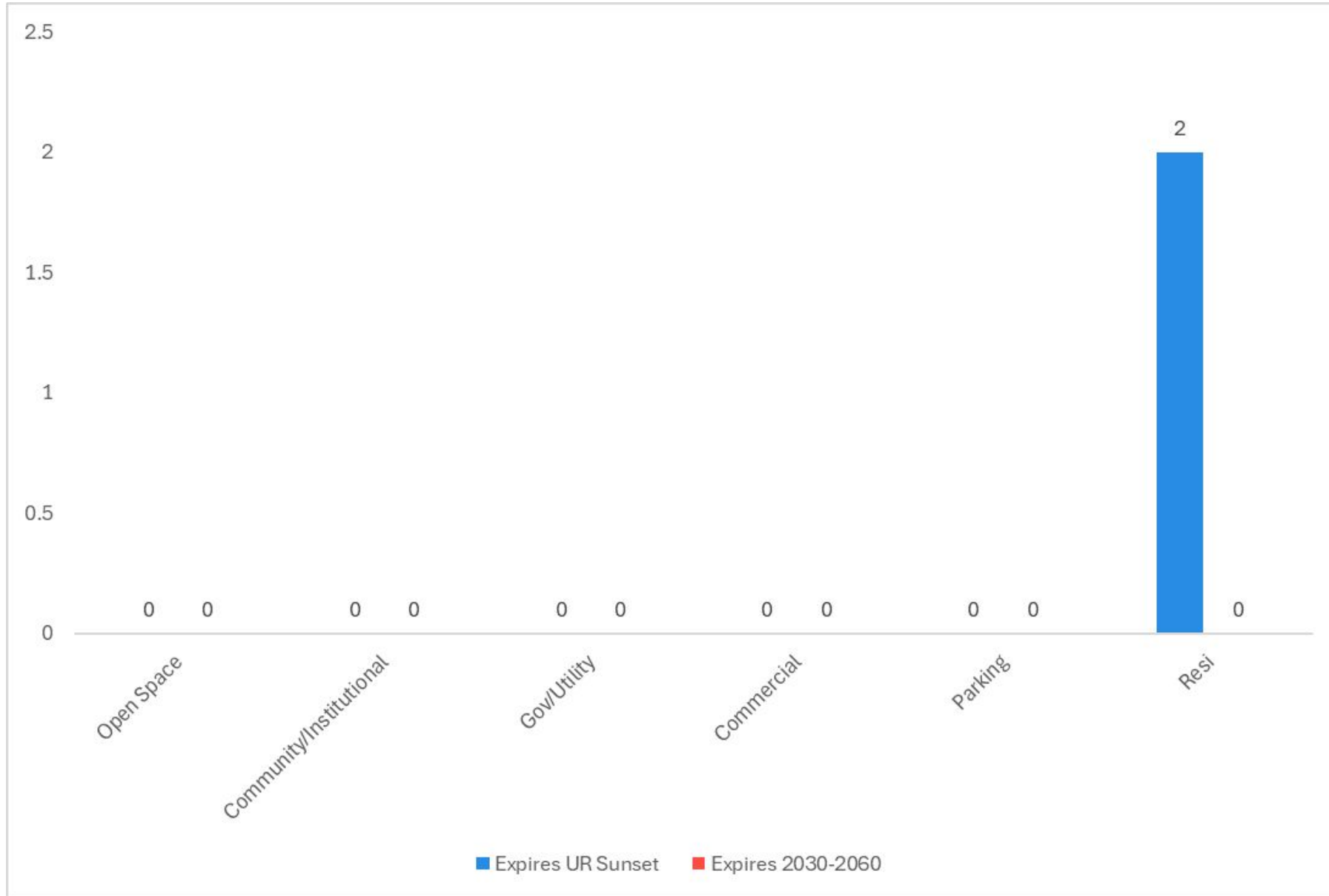
Urban Renewal Plan Areas:

- Brunswick-King
- Washington Park

Key Projects:

- 21 Fernboro Street
(Community garden & open space)

DISTRICT 6 LDAS BY CATEGORY



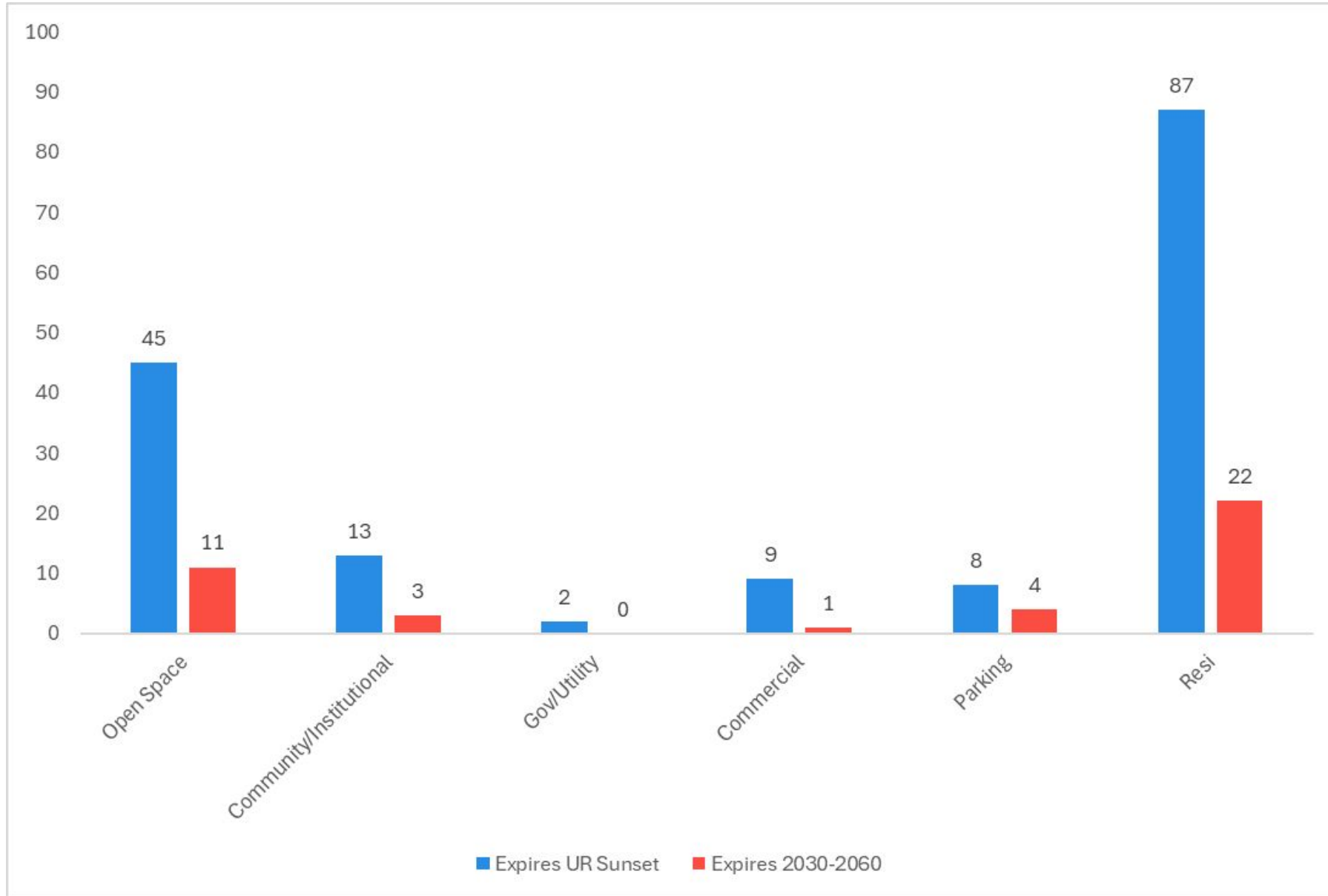
Urban Renewal Plan Areas:

- Washington Park

Key Projects:

- 2000 Columbus Avenue (34 residential units)
- 1990 Columbus Avenue a/k/a Doris Bunte apartments (165 units of elderly/disabled housing)

DISTRICT 7 LDAS BY CATEGORY



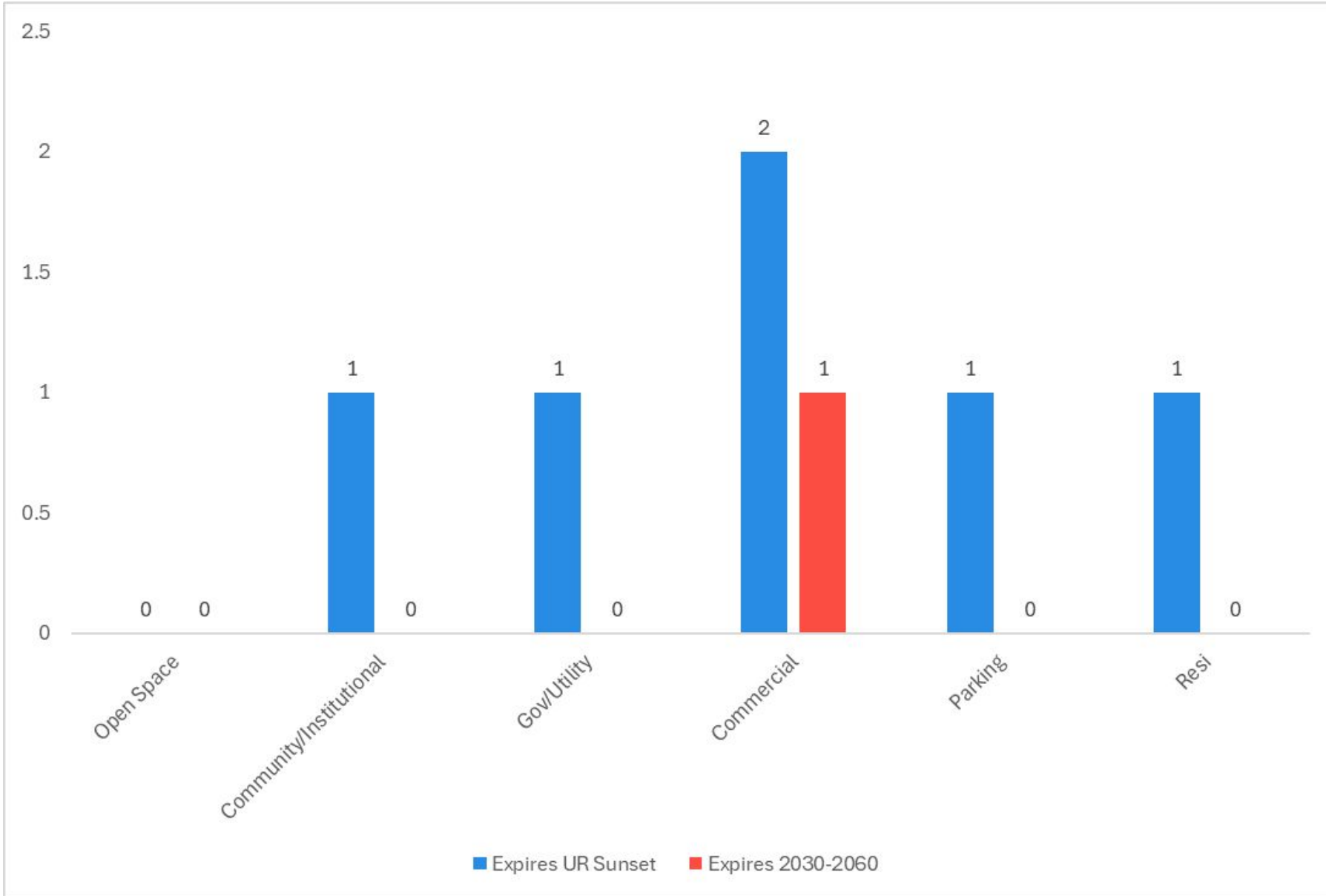
Urban Renewal Plan Areas:

- Campus High School
- Charlestown
- Fenway
- Kittredge Square
- South End
- Washington Park

Key Projects:

- 586 Shawmut Avenue (276 units of housing)
- 100 Malcolm X Blvd a/k/a Islamic Society of Boston Cultural Center

DISTRICT 8 LDAS BY CATEGORY



Urban Renewal Plan Areas:

- Fenway
- Government Center

Key Projects:

- 100-112 Norway St (146 units of housing)
- 24 New Chardon Street (courthouse, plaza, parking facilities)