

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 Boylston Essex
CBD School-Franklin
CBD South Station
Charlestown
Fenway
Government Center
Kittredge 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 sunseting 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.

EXISTING CONDITIONS

Throughout the analysis of Urban Renewal projects and plans, BPDA staff found that the goals and objectives of the Urban Renewal Plans remain relevant today. In July 2017, the first city wide plan in over fifty years, Imagine Boston 2030, was finalized ("IB2030"). The goals identified in IB2030 are similar to the goals and objectives laid out in Boston Urban Renewal Plans: 1) encourage affordability, reduce displacement, and improve quality of life; 2) increase access to opportunity; 3) drive inclusive economic growth; 4) promote a healthy environment and prepare for climate change; and 5) invest in open space, arts and culture, transportation, and infrastructure. IB2030 provides the framework and guidance for all small and large-scale planning initiatives that are led by the BPDA. The BPDA has over sixteen active planning studies and initiatives, nine of which are located within Urban Renewal Plan areas. The Urban Renewal Plans are being utilized to assist with the implementation of the goals and objectives of each planning study. There are many areas and parcels within the city where blight, decadent, and substandard conditions still exist; IB2030 and today's planning studies and initiatives have highlighted and re-enforced that such conditions remain and need to be addressed.

CLIMATE RESILIENCY

Climate resiliency remains a high priority within the City of Boston, along with affordable housing, economic development, traffic and transportation improvements, and open space. The Urban Renewal Plan areas that include the water's edge and watersheds are important for implementing climate resiliency measures. The tools afforded within Urban Renewal Plan areas are being utilized to help ensure that new development and public realm projects are resilient and mitigate climate risk such as sea level rise, coastal storms, rising temperatures, increased stormwater, and storm surge inundation.

MEPA

BPDA staff have been working to identify potential environmental impacts that may need to be addressed for any proposed boundary changes to the Urban Renewal Plans. BPDA staff is coordinating with the Massachusetts Environmental Policy Act Office ("MEPA") on guidance and a process to address proposed boundary changes.

DIVERSITY, EQUITY and INCLUSION

The BPDA is committed to prioritizing diversity, equity and inclusion in all facets of our work. In November 2020, the BPDA hired its first Director of Diversity, Equity and Inclusion; several new positions were also created within this department. The BPDA views equitable community engagement as a purposeful, planned process where residents, business owners, community stakeholders, and the BPDA work together to inform decisions including policies, service delivery, budget-setting, and community development. In 2021, the BPDA will develop and begin implementing a community engagement plan that accomplishes the following: 1) integrates equitable, inclusive community engagement principles within all BPDA workstreams; 2) provides tools and resources to support the application, evaluation, and reporting of equitable engagement; and 3) helps the BPDA to build trust through transparency and commitment to building long-term and meaningful relationships with Boston's diverse communities. In furtherance of these goals, the BPDA recently implemented a Language Access Plan ("LAP"); moving forward, language services under the LAP will be provided at community meetings on Urban Renewal. The BPDA also recently updated Boston's zoning code

with the adoption of Affirmatively Furthering Fair Housing (“AFFH”), which will require that developers of large projects submit evaluations of the potential impacts on vulnerable local residents, reduce those impacts, and address past histories of exclusion. This important policy initiative will help stem displacement while providing more access to housing for those who have historically been discriminated against. The Urban Renewal Plans are still relevant today in that they have allowed the BPDA to address and in certain instances prevent displacement in the plan areas and within some specific Urban Renewal projects.

EFFECTS OF COVID-19

In response to the COVID-19 pandemic, the BPDA suspended all in-person public engagement in March 2020. While Urban Renewal public meetings resumed virtually in October 2020, several months of critical time for outreach and discussion with the community were lost. Despite the pandemic, the Boston real estate market continues to thrive as private developers move forward with new proposals for commercial development, especially as it relates to life sciences and research & development space. During calendar year 2020, the BPDA approved more real estate development than ever before in its history.

Recognizing the disproportionate impact the pandemic has had on people of color and Boston’s most vulnerable residents, the BPDA has increased its efforts to prioritize the importance of diversity, inclusion, equity, and development without displacement. Boston’s Urban Renewal Plans are one the City’s most impactful tools for responsibly guiding sustainable and equitable growth.

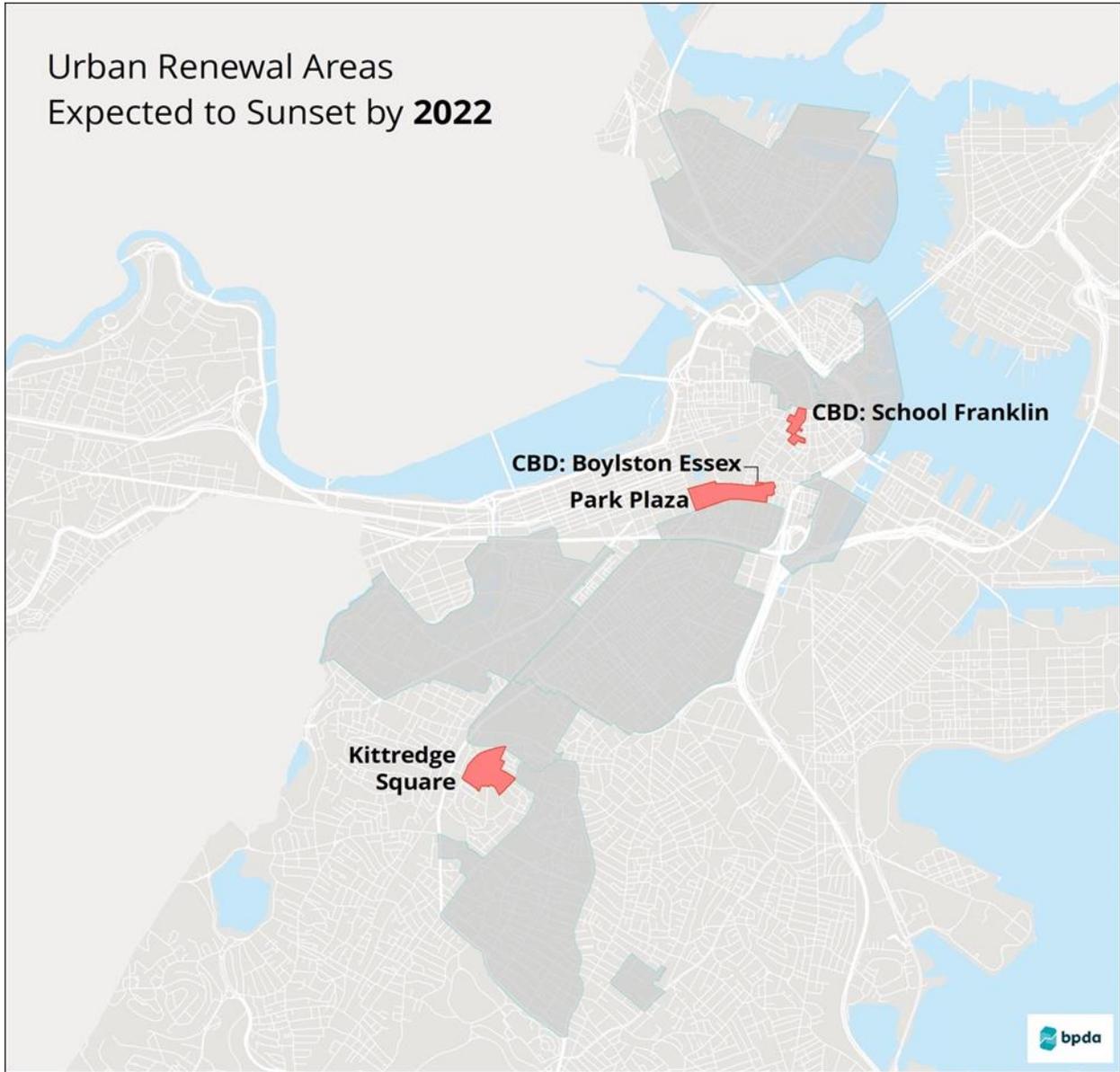
OUTLINE OF PROPOSAL

This proposal categorizes the 14 Urban Renewal Plans into four (4) groups. The first group covers four (4) Urban Renewal Plans which the BPDA is proposing to sunset in 2022. The second group covers three (3) Urban Renewal Plans where the BPDA proposes a short two (2) year extension to the term of the plan. The third group covers two (2) Urban Renewal Plans where the BPDA proposes a four (4) year extension to the term of the plan. Lastly, the fourth group covers five (5) Urban Renewal Plans where the BPDA proposes an eight (8) year extension to the plan. Each of the three proposed categories are the result of a significant undertaking by the BPDA to inventory all BPDA-owned parcels within the Urban Renewal Plan areas. In addition, BPDA staff reviewed existing Land Disposition Agreements (“LDAs”) and took into account community feedback and current planning initiatives. The BPDA has expanded its website to include all relevant Urban Renewal Plan information by specific plan, specific parcel, LDAs and ground leases, presentations made for community engagement efforts, notifications and announcements for meetings, and outreach. The BPDA has committed significant resources to carrying out the goals and objectives of each plan by prioritizing disposition of Urban Renewal parcels, conducting planning studies and initiatives, and implementing new methods of outreach. The BPDA’s website for all Boston Urban Renewal Plans may be found at <http://www.bostonplans.org/planning/urban-renewal/overview>

The proposal for each group are as follows:

Group 1

Urban Renewal Areas
Expected to Sunset by **2022**



**Central Business District: School-Franklin, Central Business District: Boylston-Essex,
Park Plaza and Kittredge Square**

Central Business District: School-Franklin

Overview

The Central Business District: School-Franklin Urban Renewal Plan ("School-Franklin") area makes up a small portion of the larger Central Business District in Boston. The goals of this plan area were to eliminate blighted conditions, deterioration, obsolescence, traffic congestion, incompatible uses and other environmental deficiencies in order to facilitate sound development and orderly growth. Ultimately, School-Franklin was necessary to address substandard and dilapidated buildings which prevented new investment in the area during the 1970's. This plan area has 6 disposition parcels that have been conveyed and 2 BPDA owned parcels consisting of the Irish Famine Memorial, also known as Parcel A-3, located on Washington Street, and Old City Hall, located on School Street, which is regulated by a long-term ground lease. In the past, the BPDA has used its Urban Renewal tools within this area to facilitate economic development through selective acquisitions and disposition of parcels in addition to the application of suitable land use controls.

Urban Renewal Plan Area Update

There has been one BPDA approval regarding School-Franklin since the 2016 extension process.

Date	Action	Notes
School Franklin	BPDA	Lease Agreement

Community Process

As reported earlier, the School Franklin community meeting regarding the status of the Urban Renewal Plan and proposed future was held on June 19, 2019. Those in attendance did not express a strong preference to either sunset or renew this Urban Renewal Plan Area.

BPDA Owned Property in School Franklin

The BPDA owns 2 parcels in the School Franklin area, and regulates 8 parcels in the area.

Urban Renewal Area	Assessing ID	Address	Lot Size	Use	Status	Review
School Franklin	0302856000	45 SCHOOL ST	26481	Commercial	Ground Lease	Old City Hall
School Franklin	0304725000	0 SCHOOL ST	3251	Open Space	Long Term Maintenance Agreement with Irish Famine Trust	Irish Famine Memorial, park benches, and trees. Corner of Washington and School St.

Timetable for Sunsetting, Analysis, and Framework

Based on community feedback, planning and analysis, the BPDA proposes for School-Franklin to sunset in 2022. There are no disposition parcels in School Franklin, as all BPDA owned parcels are under long-term agreement. There are no further plans to pursue under School Franklin. An analysis of the boundary of School Franklin is not required as the BPDA anticipates that the plan will sunset in 2022. The goals and objectives of School-Franklin have been successfully met, therefore a framework and timetable is not required.

Central Business District: Boylston-Essex

Overview

The Central Business District: Boylston-Essex Urban Renewal Plan Project ("Boylston-Essex") area consists of one parcel of land in the Central Business District. The goals and objectives of the plan were to reverse the economic decline of this older section of the city, to improve traffic flow, and to increase the acceptance of mass transit in the area by station modernization including providing appropriate locations of entrances and exits. The BPDA has conveyed all land in Boylston-Essex. Over time the BPDA has used its Urban Renewal tools within this area to facilitate economic development through selective acquisitions and disposition of parcels in addition to the application of suitable land use controls.

Urban Renewal Plan Area Update

There have been no BPDA approvals for changes or other actions for Boylston-Essex that has occurred since the 2016 process. The BPDA monitors one LDA in Boylston-Essex.

Community Process

As reported earlier, the Boylston-Essex community meeting regarding the status of the plan to date, and proposed future of the plan was held on July 15, 2019, and attended by business representatives and interested community activists. The overall sentiment from those in attendance was a desire to potentially expand the Boylston-Essex boundaries of the plan area to allow for development tools to be made available in the surrounding area. Those in attendance inquired about having future meetings in relation to expanded boundaries and felt the need for Urban Renewal to be maintained and expanded throughout this section of downtown. Community stakeholders did not desire for Urban Renewal tools to be allowed to sunset in this area.

BPDA Owned Property in Boylston-Essex

The BPDA has disposed of all property in Boylston-Essex, and regulates one LDA located at 588-622 Washington Street, known as the Transportation Building.

Timetable for Sunsetting, Analysis and Framework

BPDA staff proposes for Boylston-Essex to sunset in 2022 and work with the community on a possible new Urban Renewal Plan, or other redevelopment tools such as new zoning or planning to address community concerns regarding the surrounding area. There are no disposition parcels in Boylston Essex, and only one LDA for the Transportation Building that was last amended in 1988. There are no further plans to pursue under Boylston-Essex. The community's request to explore the expansion of plan boundaries to include the surrounding streetscapes and area will be met with further planning by the BPDA guided by Imagine Boston 2030 and Plan: Downtown. Any consideration for additional Urban Renewal overlay will be provided through a proposal to introduce a new Urban Renewal Plan and area or other redevelopment tools such as new zoning or plans to address the community concerns.

Park Plaza

Overview

The Park Plaza Urban Renewal Plan (“Park Plaza”) consists of approximately 31.9 acres of land. The plan’s goals and objectives include the creation of an “intown” residential community, to provide a lively mix of mutually reinforcing uses, to provide attractive pedestrian areas, to knit the nearby Chinatown, Back Bay, and Downtown areas together as well as to create public transportation opportunities and to realign streets for better traffic flow. BPDA has used its Urban Renewal tools within this area to facilitate economic development through selective acquisitions and disposition of parcels in addition to the application of suitable land use controls.

Urban Renewal Plan Area Update

Below is a summary of the singular BPDA Board Action regarding the Park Plaza Urban Renewal Area that has occurred since the 2016 extension process.

Date	Action	Notes
3/2017	License agreement	Request authorization to enter into a three year License Agreement with the Boston Public Library for use and occupancy of 1,800 square feet on the lower level of the China Trade Building located at 2-22 Boylston Street in the Park Plaza Urban Renewal Area.

Community Process

As reported earlier, the Park Plaza community meeting regarding the status of the Urban Renewal Plan and proposed future of the plan was held on June 24, 2019, and was attended by residents, representatives from local community groups and other stakeholders. Attendants felt the goals of the plan had been completed for the majority of Park Plaza. Some residents felt there was still some poor substandard conditions and blight near or surrounding the China Trade Building along Boylston, Essex and Washington Streets. Residents showed support for a BPDA led proposal to shrink the Urban Renewal Plan boundary to surround only the China Trade Building to allow for Urban Renewal tools to continue to be used there.

BPDA Owned Property in Park Plaza

The BPDA owns one parcel of land consisting of the existing China Trade Building located at 2 Boylston Street within the Park Plaza Urban Renewal Area.

Urban Renewal Area	Assessing ID	Address	Lot Size	Use	Status	Review
Park Plaza Parcel C-T-1 4	0304908000	2 BOYLSTON ST	15390	Commercial	Commercial Lease	China Trade Building. Class B multi-tenant building. Not being considered for redevelopment

Timetable for Sunsetting, Analysis and Framework

BPDA staff proposes for Park Plaza to sunset in 2022. There is only one parcel of land in Park Plaza consisting of the China Trade Building that the BPDA currently owns. BPDA regulates the China Trade Building through leases for commercial use. The BPDA continues to utilize the China Trade Building in a positive manner for the community. The building was recently the home to the Chinatown Public Library and the BPDA has committed significant financial investment that has resulted in the redevelopment, rehabilitation, and leasing of the property. The China Trade Building includes leases to long-term Chinatown small businesses and Urban College. An analysis of the boundary of this plan area is not required as the BPDA anticipates that the plan will sunset in 2022. The goals and objectives of Park Plaza have been successfully met, therefore a framework and timetable is not required.

Kittredge Square

Overview

The Kittredge Square Urban Renewal Plan (“Kittredge Square”) is located in the Roxbury neighborhood of Boston and includes approximately 28.3 acres of land. The plan’s goals and objectives include the coordination of public and private development and the rehabilitation and construction of new residential units. Major projects resulting from the plan include certain street improvements and utility adjustments as well as residential rehabilitation. Highland Park Estates II, a residential project, was effectuated through urban renewal. Recently the BPDA has been working with the community on an abutters parcel sale of the five remaining BPDA owned parcels in the area to be disposed of with open space land use restrictions to meet the community’s request. The BPDA owns 5 parcels of land in Kittredge Square located at 25 Linwood Street, also known as Parcel 34B, 21 Morley Street, also known as Parcel 3-GC, 23 Highland Street, also known as Parcel A-1, and the rear of 115-121 Cedar Street, also known as Parcel R-1a, which is surrounded by the Cedar Street Garden. In addition, there are 85 other

parcels with LDAs in Kittredge Square. In the past, the BPDA has used its Urban Renewal tools within this area to facilitate economic development through selective acquisitions and disposition of parcels in addition to the application of suitable land use controls.

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 has been one Urban Renewal related action and approval. This action represented the Minor Modification that will designate the remaining BPDA owned parcels as open space according to the plan.

Date	Action	Notes
12/20	Minor Modification	Request authorization to approve a Minor Modification to the Kittredge Square Urban Renewal Plan, Project No. Mass R-167 to create Parcels R-1a-13, R-1a-14, 34B, 3-GC and A-1, and to set forth their allowed land uses; and, to authorize 23 Highland Street, 21 Morley Street and 25A Linwood in the Kittredge Square Urban Renewal Area, Project No. Mass R-167 to be disposed of pursuant to the Abutter Parcels Program.

Community Process

As reported earlier, the Kittredge Square community meeting regarding the status of the Urban Renewal Plan and proposed future was attended by residents and stakeholders from the surrounding areas. Residents indicated a strong desire to convey the Cedar Street parcels, also known as R-1a, to the Cedar Street Gardens Associations, the current users, allowing them to formally take control and maintain that open space for generations to come. Residents also voiced their preference for increased open space restrictions in the area indicating that the BPDA owned parcel at 25 Linwood Street, also known as Parcel 34B, should be transferred to abutters as additional open yard space. The majority of the remaining discussion revolved around BPDA owned parcels along Highland Street, also known as Parcel A-1, and Morley Street, sometimes referred to as Parcel 3-GC. The discussion centered on the community’s need for additional open space in the area despite the fact that 2 of those 4 properties had been viewed as potential housing sites in the past. In response to the community’s request, the BPDA has begun a disposition process for all remaining parcels to be used as parcels restricted by the Kittredge Square and LDAs.

BPDA Owned Property in the Kittredge Square Urban Renewal Plan Area

The BPDA owns 5 parcels of land in the Kittredge Square Urban Renewal Plan Area.

Urban Renewal Area	Assessing ID	Address	Lot Size	Use	Status	Review
Kittredge Square Parcel 34B	0903483000	25A LINWOOD ST	989	Vacant	Not Developable	UR Kittredge Square. Parcel sits between residential homes, 23 and 25 Linwood St. Property has several large trees and a puddingstone wall in front of it with a staircase.
Kittredge Square Parcel A-1	0903539000	23 HIGHLAND ST	2100	Vacant	Not Developable	Open Space.
Kittredge Square Parcel 3-GC	0903546000	21 MORLEY ST	1374	Vacant	Not Developable	Open Space
Kittredge Square Parcel R-1a	1100118000	115 CEDAR ST	1585	Community Garden	Open Space/Community Garden	UR Kittredge Square. Abuts Cooper Community Garden. Transfer to the garden.
Kittredge Square Parcel R-1a	1100112000	CEDAR ST	3616	Community Garden	Open Space/Community Garden	UR Kittredge Square. Within Cooper Community Garden. Transfer to garden.

Timetable for Sunsetting, Analysis and Framework

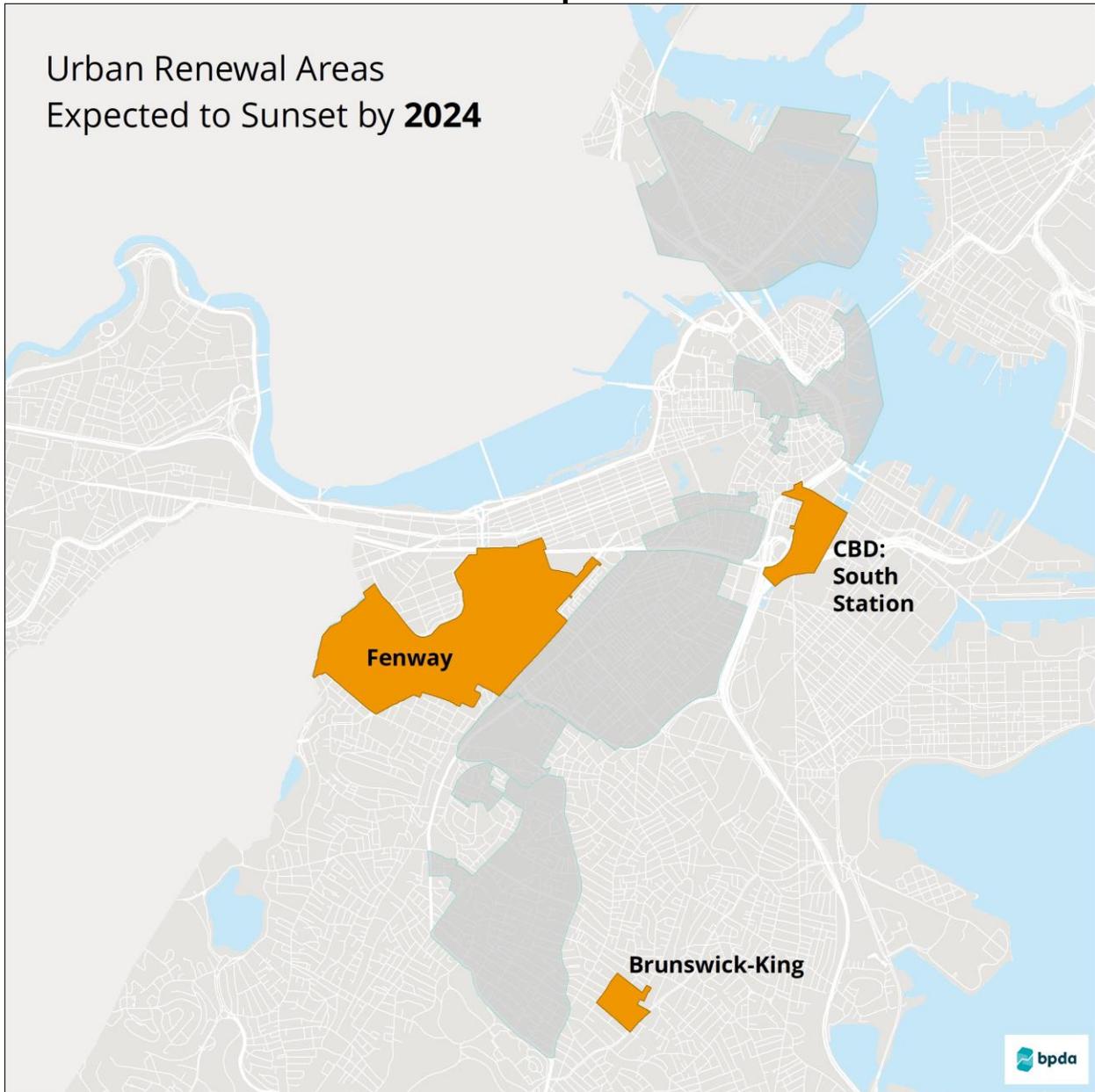
There are approximately 5 disposition parcels described above that BPDA staff is working on. If such dispositions are complete, then BPDA staff proposes that the plan would sunset in 2022. The community has indicated that they would support a short extension if all disposition parcels, particularly Highland and Morley Street, are not transferred by the 2022 deadline. An

analysis of the boundary of this plan area is not required as the BPDA proposes and anticipates that the plan sunset in 2022.

Once the dispositions described herein are complete, the goals and objectives of Kittredge Square will have been successfully met. BPDA staff anticipates that 2 BPDA parcels will be transferred to the Cedar Street Community Garden, as well as one parcel to abutters on Linwood Street, both through a disposition process. A Request for Proposal process and continued community discussion would then follow for the Highland and Morley Street parcels. Due diligence such as examination of title work has already begun on all properties with the expected completion of transfer and disposition of these remaining parcels to be completed by the 2022 deadline. If the dispositions are delayed, then BPDA staff proposes and recommends a short extension to the term of Kittredge Square to complete the transfers.

Group 2

Urban Renewal Areas
Expected to Sunset by **2024**



Brunswick-King, Fenway, Central Business District: South Station

Brunswick-King

Overview

The Brunswick-King Urban Renewal Plan (“Brunswick King”) area is located in the Roxbury neighborhood of Boston and consists of approximately 35.4 acres of land. The major objectives of the plan include the development of parks and open spaces, the construction of schools and the rehabilitation of low and moderate cost housing units. Major projects resulting from Brunswick-King include the Frederick Middle School and playground, Children’s Park located at 81-87 Intervale Street, MLK Playground and park, and Ceylon Park.

Urban Renewal Area Update

The BPDA continues to be active in the Brunswick-King Urban Renewal Area, in total there have been 3 urban renewal related actions taken to the BPDA Board for approval since the plan was extended in 2016. Below is a comprehensive list of those actions:

Date	Action	Notes
06/2019	Extend Final Designation	Request authorization to extend the Final Designation of Hyperion LLC, as redeveloper of Parcel P-3B-1 located at 100 Intervale Street in the Brunswick King Urban Renewal Area for landscaped open space purposes.
12/2019	Award Final Designation	Request authorization to award Final Designation to Hyperion LLC as Redeveloper of Parcel P-3B-1 located at 1 Intervale Street in the Brunswick King Urban Renewal Area for landscaped open space.
06/2020	Transfer Parcels to City	Request authorization to transfer four open space parcels located on Magnolia Street adjacent to the Ceylon Park to the City of Boston Parks and Recreation Department.

Community Process

The Brunswick-King community meeting regarding the status of the Urban Renewal plan and proposed future was held on June 25, 2019. The meeting was attended by residents and community stakeholders from the area. Residents provided feedback and remarked that they felt that the plan should sunset when all parcels are successfully transferred with community involvement to further meet the neighborhood’s needs and the plans goals. Residents remarked that there was still a need for additional green space to the area and showed support for a

BPDA led proposal to transfer BPDA owned parcels along Ceylon Park to the city of Boston Parks Department.

Later in the meeting, particular attention was paid to BPDA owned parcels on 27 and 29 Fernboro Street (also known as Parcel R-1). Some residents remarked that Brunswick-King could remain in existence until the community and BPDA completes either a Request for Proposal (RFP) disposition process or works with the City of Boston - Department of Neighborhood Development (DND) to develop the land as new residential opportunities for the area. A short extension of the plan was recommended if disposition could not be completed by 2022.

In addition, at other community forums, the BPDA has been asked to review the boundaries of Brunswick – King to propose modifications to extend the plan area into the Mattapan neighborhood.

BPDA Owned Property in the Brunswick-King Urban Renewal Plan Area

Urban Renewal Area	Assessing ID	Address	Lot Size	Use	Status	Review
Brunswick-King Parcel R-1	1400298000	27 FERNBORO ST	2800	Vacant	Developable	Vacant lot on corner of Fernboro & Intervale Street
Brunswick-King Parcel R-1	1400299000	29 FERNBORO ST	2820	Vacant	Developable	Vacant lot on corner of Fernboro -Intervale Street

Timetable for Sunsetting

Based on community feedback, planning and analysis further described below, the BPDA proposes to request an extension for the term of Brunswick-King for an additional 2 years. The extension will allow the BPDA to utilize Brunswick-King to dispose of the 2 remaining developable disposition parcels. The extension is necessary for the disposition of the 2 parcels so that the BPDA may coordinate the timing with the City of Boston Department of

Neighborhood Development to partner the disposition with other resources under the city's Neighborhood Homes Initiative. The city owns several disposition parcels in the surrounding area.

Analysis of whether or not the Urban Renewal Plan should remain as drawn or be modified

The BPDA proposes that the boundary of Brunswick-King should remain as drawn. The boundary includes the remaining 2 parcels to be disposed. In response to community request to explore expansion of Brunswick-King, BPDA staff will continue to work with the community on a possible new Urban Renewal Plan, or other redevelopment tools such as new zoning or planning to address community concerns regarding the surrounding area, including Mattapan neighborhood. There are only 2 disposition parcels left in Brunswick-King. Once the 2 parcels are transferred, there will be no further plans to pursue under Brunswick-King Urban Renewal Plan.

The community's request to explore the expansion of plan boundaries to include the surrounding area, including the Mattapan neighborhood, will be met with further planning by the BPDA guided by Imagine Boston 2030. Any consideration for additional Urban Renewal overlay will be provided through proposal to introduce a new Urban Renewal Plan and area or other redevelopment tools such as new zoning or plans to address the community concerns.

Framework and timetable of action for extension after the current six year extension

The BPDA has 2 remaining disposition parcels, which are currently under review and preparation for disposition. Recently, the BPDA completed the transfer of four (4) Brunswick-King Urban Renewal parcels along Magnolia Street near Ceylon Park to the Boston Parks Department. In addition, the BPDA has recently completed work on a transfer of an abutters parcel on Intervale Street to the direct abutter for use as parking. The BPDA, along with the community, agree that the goals and objectives of Brunswick-King are almost complete; accordingly, the BPDA proposes a short extension to complete the goals and objectives of the plan.

Fenway

Overview

The Fenway Urban Renewal Plan area includes approximately 524 acres located in the Fenway neighborhood of Boston ("Fenway"). The plan's goals and objectives include the coordination of public, private, and institutional activities to improve the area physically and economically, to provide and enhance open space through the area, and to invigorate opportunities for private investment in renovation of the housing stock. Major projects resulting from the plan include the Christian Science Center, Colonnade Hotel, Morville House, and Symphony Plaza East and

West, the Colonnade Residences, and Susan G. Ballis Assisted Living Center. A more recent project includes One Dalton, containing approximately 200 hotel rooms and 180 condominiums.

Urban Renewal Plan Area Update

Below are a list of the Urban Renewal BPDA Board actions that have occurred since the 2016 extension. In total there have been 8 urban renewal related actions and votes. These actions consist of a myriad of Urban Renewal votes regarding LDA amendments, orders of taking to facilitate development and certificates of completion regarding Urban Renewal parcels in the plan area.

Date	Action	Notes
03/2018	Development Plan	Request authorization to approve the Development Plan for Planned Development Area No.1 16, 1000 Boylston Street in the Back Bay pursuant to Section 80C of the Zoning Code; to petition the Zoning Commission for approval of the Development Plan and the accompanying map amendment pursuant to Sections 3-1A.a and 80C of the Zoning Code; to approve a minor modification to the Fenway Urban Renewal Plan creating Parcel 27 and to allow for the proposed project.
07/2018	Minor Mod, Petition PIC, Minor Mod	Request authorization to adopt a Minor Modification for Parcel 27 located at 1000 Boylston Street and, to petition the Public Improvement Commission for the discontinuance of portions of Boylston Street, St. Cecilia Street, Scotia Street and Cambria Street.
11/2018	Order of Taking	Request authorization to adopt an Order of Taking for areas within Parcel 2T consisting of portions of Boylston Street, Cambria Street, St. Cecilia Street and scotia street for the 1000 Boylston Street project.
11/2018	Petition the PIC, Order of Taking	Request authorization to co-petition the Public Improvement Commission for the discontinuance of a portion of Dalton Street; to adopt an Order of Taking for Parcel 26 located on Dalton Street.
01/2019	Amended LDA	Request authorization to enter into an amendment to the Land Disposition Agreement, loan documents and all other necessary documents in connection with the transfer and financial restructuring of The St. Botolph Assisted Living Community Project on Parcel 6.
01/2019	Amend LDA	Request authorization to enter into an amendment to the Land Disposition Agreement, loan documents and all other necessary documents in connection with the transfer and financial restructuring of The St. Botolph Assisted Living Community Project on Parcel 6.
04/2019	Cert of Completion	Request authorization to issue a Certificate of Completion for the hotel vestibule a portion of the One Dalton Project Eastern Portion of Belvidere/Dalton Site within PDA No.80 Christian Science Plaza Huntington Avenue/Prudential Center located on Parcel 26.
05/2019	Cert of Completion, Amended LDA	Request authorization issue a Certificate of Completion; and, to enter into an Amendment to the Land Disposition Agreement, loan agreements and all necessary documents in connection with the

		transfer and financial restructuring of the St. Botolph Assisted Living Community Project on Parcel 6.
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Community Process

The BPDA conducted an initial community meeting on the Fenway Urban Renewal Plan Area on October 28, 2019. The meeting was duly advertised in the Boston Bulletin, Boston Guardian, Boston Sun in addition to the BPDA’s Urban Renewal Newsletter. The initial community meeting was attended by residents from the Fenway neighborhood of Boston. During this meeting some members of the meeting objected to the extension of the term of the Fenway Urban Renewal Plan citing their belief that the area should no longer be considered blighted. Others in attendance did raise concerns regarding regulatory restrictions that may expire should the plan be allowed to sunset. Most members of the community were interested in engaging in a rezoning of the area.

BPDA Owned Property in the Fenway Urban Renewal Plan Area

The BPDA owns 2 parcels in the Fenway area in addition to a number of air rights parcels over the Massachusetts Turnpike. The 2 parcels are oddly configured and directly abut MBTA owned land used as entrances to the MBTA Symphony Green line station.

Urban Renewal Area	Assessing ID	Address	Lot Size	Use	Status	Review
Fenway Parcel 5A	0402300000	0 MASS AVE	4855	Vacant	Not Developable	MBTA entrance for the Green line stop as well as entrance to three commercial stores. Transfer recommended to MBTA
Fenway Parcel 9A	0402273000	326 HUNTINGTON AVE	4963	Vacant	Not Developable	MBTA entrance for the Green line Transfer recommended to MBTA

Timetable for Sunsetting

Based on community feedback, planning and analysis further described below, the BPDA proposes to request an extension for the term of Fenway for an additional 2 years. The short extension will allow the BPDA to utilize Fenway to dispose of the 2 remaining developable disposition parcels so that the BPDA may coordinate with the MBTA. In addition, the extension takes into account air rights owned by the BPDA as well as those over the Massachusetts Turnpike and plans for disposition. And finally, the extension takes into account community feedback on blight and whether areas within Fenway are no longer blighted.

Analysis of whether or not the Urban Renewal Plans should remain as drawn or be modified

The BPDA proposes that the boundary of Fenway Urban Renewal Plan should remain as drawn, with continued community process for further discussion and proposal to change the boundary to take place during the extension period. During the community outreach, some community members suggested that the plan area is no longer blighted. BPDA staff will work with the community on identifying certain areas within Fenway where a proposal may be made to shrink the boundary. Other areas of the boundary are appropriate because they include the BPDA owned parcels and air rights parcels.

Framework and timetable of action for extension after the current six year extension

The BPDA has 2 remaining undevelopable disposition parcels, which are currently under review and preparation for disposition. In addition, the BPDA owns several air rights parcels that should also be transferred pending development projects. While a boundary analysis will also be conducted, BPDA staff proposes that the boundary area near and along the Massachusetts Turnpike remain in the plan to help facilitate development near and over such area. The BPDA, along with the community, agree that the goals and objectives of Fenway are almost complete; accordingly, the BPDA proposes a short extension to complete the goals and objectives of the plan.

Central Business District – South Station

Overview

The Central Business District: South Station Urban Renewal Plan (“South Station”) is one of four areas of the Central Business District of Boston. The objectives of the plan included the creation of new economic development opportunities via the elimination of blighted conditions, improved accessibility to and within the downtown area for pedestrians, and the encouragement of multi-story, multi-use buildings in the area. Major projects resulting from the plan include the South Station Intermodal Transportation Center, One Financial Center, 175 Federal Street and the former Stone & Webster Building. Projects currently in early buildout include the 2.1 million square foot, multi-phase One LLC South Station Air Rights Project. The BPDA currently owns one parcel in the South Station Area after recently completing its transfer of the South Station Air Rights to facilitate the redevelopment of Parcel C-1 and C-3 according to the South Station Urban Renewal Plan.

Urban Renewal Plan Area Update

In total there have been 6 urban renewal related actions taken to the BPDA Board for approval since the plan was extended in 2016. Below is a comprehensive list of those actions:

Date	Action	Notes
04/2017	Amended LDA	Request authorization to extend the Outside Conveyance Date and the end of the Adverse Conditions Period. Also to extend the Outside Closing Date.
04/2018	Amended LDA, Amend Development Agreement	Request authorization to execute an amendment to the Land Disposition Agreement with South Station Phase 1 Owner LLC; to execute an amendment to the Development Agreement among the Proponent, the BRA and the MBTA for the South Station Air Rights Project.
09/2018	Amended LDA, Amend Development Agreement	Request authorization to execute an Amendment to the Land Disposition Agreement with South Station Phase 1 Owner LLC; to execute an Amendment to the Development Agreement with South Station Phase 1 Owner LLC and Massachusetts Bay Transportation Authority; and, to take all related actions.
10/2018	Amended LDA, Amend Development Agreement	Request authorization to execute an amendment to the Land Disposition Agreement with South Station Phase 1 Owner LLC for the South Station Air Rights project; to execute an amendment to the Development Agreement with the MBTA; and, to take all related actions.
04/2019	Amended LDA, Amend Development Agreement	Request authorization to execute an amendment to the Land Disposition Agreement with South Station Phase 1 Owner LLC for the South Station Air Rights project; to execute an amendment to the Development Agreement with the MBTA; and, to take all related actions.
10/2019	Amended LDA, Amend Development Agreement	Request authorization to execute an amendment to the Land Disposition Agreement with South Station Phase 1 Owner LLC and to execute an amendment to the Development Agreement with South Station Phase 1 Owner and the Massachusetts Bay Transportation Authority for the extension of the conveyance date to April 30,2020, and the extension of the construction completion date to 78 months after start of construction; to approve and

		consent to new ownership structure of the Proponent and, to take all related actions.
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Community Process

The BPDA conducted an initial community process in the Central Business District – South Station Urban Renewal Plan Area on October 10, 2019. The meeting was duly advertised in the Boston Guardian, Boston Bulletin, and the Boston Sun. Translation and Interpretation services were provided in multiple languages including Mandarin and Cantonese.

The initial community meeting was well attended by business leaders and residents of the nearby Leather District of Boston. At the meeting and in the time since, residents have not objected to an extension of the South Station Urban Renewal Plan nor have they requested a change to its boundary. Instead, those that have reached out were primarily focused on how the city and BPDA can address climate resiliency, sea rise and future flood paths throughout the surrounding area. Other residents did reach out to stress the importance of maintaining and enforcing land disposition agreements (“LDAs”) or regulatory restrictions that require public open space restrictions on privately owned land.

BPDA Owned Property in the Central Business District – South Station Urban Renewal Area

The BPDA owns one sliver parcel, known as Parcel C-7-2 that abuts the 175 Federal Street Offices, which is separately governed by a LDA. The BPDA owned parcel is currently used as part of the public sidewalk and open space area.

Urban Renewal Area	Assessing ID	Address	Lot Size	Use	Status	Review
South Station	0304233000	0 PURCHASE ST	4707	Vacant	Not Developable	Address is the start of Summer Street on the corner of Purchase. Open Space.

Timetable for Sunsetting

Based on community feedback, planning, and analysis further described below, the BPDA plans to request an extension for the term of South Station for an additional two (2) years. The extension will allow the BPDA to use South Station to dispose of the one remaining parcel, as well as further implement current plans, including addressing climate resiliency, in and around South Station for future development.

Analysis of whether or not the Urban Renewal Plan should remain as drawn or be modified

The BPDA proposes that the boundary of South Station should remain as drawn. The boundary includes the remaining parcel to be disposed and includes the Fort Point Channel, an area the BPDA continues to plan for more public access and climate change. Based on community feedback, no constituents requested a review of the boundary when suggested by BPDA staff, nor does staff make such recommendation.

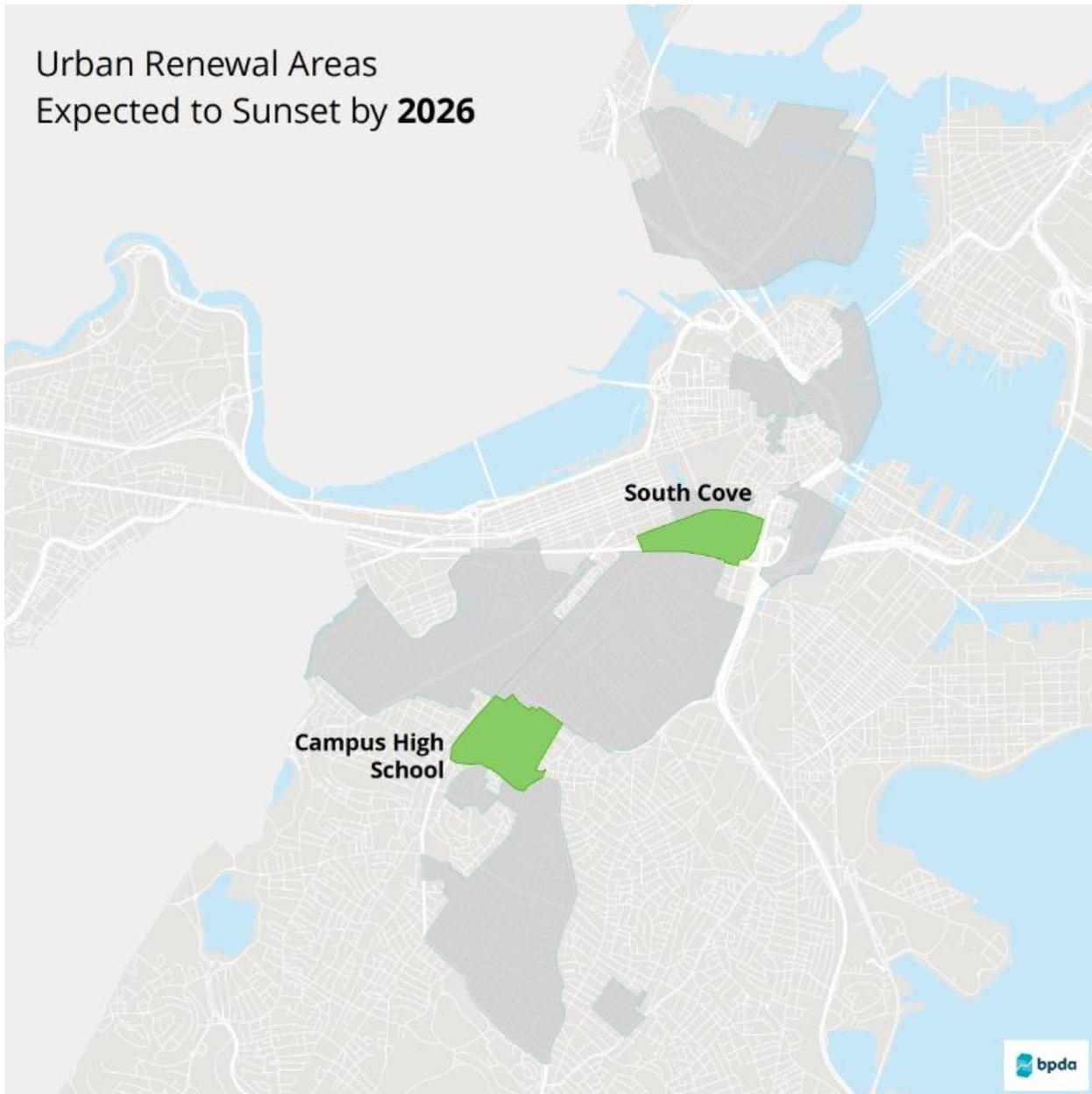
Framework and timetable of action for extension after the current six year extension

The BPDA owns one sliver parcel in South Station that requires further planning for disposition. While the parcel is small and undevelopable, it is used as open space in a significant pedestrian crossing. In addition, construction for the long planned South Station Phase 1 Project is underway; together with the dramatic changes to the downtown area caused by the Covid-19 pandemic, traffic movement for South Station and surrounding areas continue to be reviewed. The 2-year extension takes into account time to accomplish the goals and objectives in South Station, and provides time to use the South Station plan to implement other planning studies and initiatives and prepare for future development. The goals and objectives left to be accomplished include:

- Disposition of Parcel C-7-2;
- Further planning for more public access to Fort Point Channel;
- Use of the South Station plan to implement Plan: Downtown as well as Imagine Boston 2030;
- Use of the South Station plan to implement Climate Ready Boston to address climate resiliency, including sea level rise, coastal storms, rising temperatures, and increased stormwater;
- Due to intensive new development, many goals and objectives continue to be relevant particularly regarding traffic movement and design of streets and circulation. Coordinate with MassDOT on future development and plans for implementation;
- Encourage and enforcement of Public Open Space uses.

Group 3

Urban Renewal Areas
Expected to Sunset by **2026**



Campus High School, South Cove

Campus High School

Overview

The Campus High School Urban Renewal Plan (“Campus High School”) is located in the Roxbury neighborhood of Boston and includes approximately 134.7 acres of land. The Plan’s goals and objectives include the provision of new public infrastructure and facilities, notably those that improve and reorganize the public school system, as well as stimulating the rehabilitation and development of the area. Major projects completed as a result of these enhancements include two new public schools, the John D. O’Bryant School of Math and Science and the Madison Park High School; recreational facilities and open space parks, such as the Reggie Lewis Center and Jeep Jones Park; income-restricted developments such as all phases of the Madison Park Townhouses and the Haynes House; rehabilitation projects such as the Cox Building; and cultural, community and health facilities such as the Islamic Center and Whittier Street Health Center.

Urban Renewal Plan Area Update

Campus High School continues to be active, in total there have been 17 urban renewal related actions taken to the BPDA Board for approval since the plan was last extended in 2016. These actions (see below) consist of a myriad of Urban Renewal votes effectuating multiple amended land disposition agreements (“LDA’s”), minor modifications, orders of taking, and the extension of tentative designation in hopes to facilitate development in the area.

Date	Action	Notes
11/2016	Amended LDA	Request authorization to execute an amendment to the Land Disposition Agreement with Islamic Society of Boston Trust for the Phase II project located on Parcel R-14.
11/2016	Extend Tentative Designation	Request authorization for the extension to the Tentative Designation of P-3 Partners, LLC as the Redeveloper of a portion of Parcel P-3 and a portion of P3-h
12/2016	Schedule Public Meeting	Request authorization to schedule a Public Hearing on February 9, 2017 at 5:30 p.m.; for Planned Development Area No.112, Tremont Crossing Development, on a portion of Parcel P-3 and a portion of Parcel P-3h.
03/2017	Cert of Completion	Request authorization to issue a Certificate of Completion for Parcel RR-23 located at 20 Sussex Street.
05/2017	Extend Tentative Designation	Request authorization for the extension of the Tentative Designation of P-3 Partners, LLC as Redeveloper of a portion Parcel P-3 and a portion of Parcel P3-h.
08/2017	Extend Tentative Designation	Request authorization to extend the Tentative Designation of P-3 Partners, LLC as Redeveloper of a portion of Parcel P-3 and a portion of Parcel P3-h.

02/2018	Extend Tentative Designation	Request authorization to extend the Tentative Designation of P-3 Partners, LLC as Redeveloper of a portion of Parcel P-3 and a portion of Parcel P3-h.
05/2018	Extend Tentative Designation	Request authorization to extend the Tentative Designation of P-3 Partners, LLC as Redeveloper of a portion of Parcel P-3 and a portion of Parcel P3-h.
06/2018	Amended LDA	Request authorization to execute an amendment to the Land Disposition Agreement with the Islamic Society of Boston Trust extending the Phase II commencement date.
06/2018	Minor Mod	Request authorization to adopt a Minor Modification regarding Parcels R17B, R-17C, R-17D and R-17E at Malcolm X Boulevard, Putnam Place and Roxbury Street to allow the acquisition of said parcels, set the permitted land uses as residential and/or commercial and accessory parking, to set the "Land Use and Building Requirements; to accept title to said parcels.
6/2018	Minor Mod	Request authorization to adopt a Minor Modification regarding Parcels X-35 and X-35-1 located on Tremont Street; and being a portion of the Crescent Parcel; to allow the acquisition of said parcels and set the permitted land uses as school, residential and/or commercial uses; to adopt a Minor Modification; to allow the acquisition of said parcels and set the permitted land uses as school, residential and/or commercial uses; to accept title to said parcels; and, to take all related actions.
10/2018	Extend Tentative Designation	Request authorization to extend the Tentative Designation of P-3 Partners, LLC as the Redeveloper of a portion of Parcel P-3 and a portion of Parcel P3-h.
11/2018	Extend Tentative Designation	Request authorization to extend the Tentative Designation of P-3 Partners, LLC as the Redeveloper of a portion of Parcel P-3 and a portion of Parcel P3-h.
12/2018	Extend Tentative Designation	Request authorization to extend the Tentative Designation of P-3 Partners, LLC as the Redeveloper of a portion of Parcel P-3 and a portion of Parcel P3-h.
04/2019	Award Final Designation, Adopt Order of Taking	Request authorization to award Final Designation to P-3 Partners, LLC as Redeveloper of a portion of Parcel P-3 and a portion of P-3h to adopt a Confirmatory Order of Taking.
07/2019	Extend Final Designation	Request authorization to extend Final Designation of P-3 Partners, LLC as redeveloper of a portion of Parcel P-3 and a portion of P-3h.
06/2020	License Agreement	Request authorization to enter into a License Agreement with Preservation of Affordable Housing LLC for the use of a portion of Parcel P3 in connection with the Whittier Phase 2 affordable housing development.

Community Process

The BPDA conducted an initial community process regarding the future of Campus High School on October 9, 2019. The meeting was duly advertised in the Bay State Banner in addition to the BPDA's Urban Renewal Newsletter and online Calendar.

The initial community meeting consisted predominately of local residents from the Roxbury neighborhood of Boston. During this public meeting those in attendance did not raise an objection to an extension of the Plan and to date a boundary change has not been requested. Instead, the majority of the meeting and subsequent follow ups with residents have centered on discussions regarding the future of BPDA owned parcels within the Campus High School boundary. Of particular interest to the community has been the development of Parcel P-3, as well as a number of publicly owned parcels known as the "crescent parcels" that are within the plan boundaries. In both cases residents emphasized the importance of properly moving forward with development on these public parcels to meet the needs of the community and to respect the ongoing Plan: Nubian Square. Overall, residents have been supportive of urban renewal tools in the plan area as supplemental to developing these public parcels and completing the Campus High School Urban Renewal Plan according to community needs.

BPDA Owned Property in Campus High School

The BPDA continues to be active in the planning and disposition of the parcels it owns in the plan area. Below is a comprehensive list of those 16 properties remaining in our inventory:

Urban Renewal Area	Assessing ID	Address	Lot Size	Use	Status	Review
Campus High School	0902704030	0 TREMONT ST	50464	Open Space	Not Developable ; Licensed to Northeastern University	L shaped Road with open space in center licensed to Northeastern University.
Campus High School	0902667000	0 PAWNING ST	3441	Vacant	Future Planning Needed	Narrow strip along Cabot/Whittier Streets. Abuts Parcel P-3.
Campus High School	0902678000	0 DOWNING ST	391	Vacant	Future Planning Needed	Small triangular parcel between the Old Whittier Health Center and

						Good Shepherd Church.
Campus High School	0902980100	0 TREMONT ST	362959	Mixed Use	Developable	Parcel P-3
Campus High School	0902677000	141 VERNON ST	572	Vacant	Future Planning Needed	Small triangular Parcel on the right side of the Good Shepherd Church and abuts P-3.
Campus High School	0903268010	0 ROXBURY ST	17020	Vacant	Developable	Part of Malcolm X and Putnam RFP
Campus High School	0902668000	0 CABOT ST	7468	Vacant	Future Planning Needed	Parcel in front of the Good Shepherd Church near the entrance where the gate is. Abuts larger P-3 site.
Campus High School	0903239020	0 ROXBURY ST	606	Parking	Not Developable	Small Sliver parcel located within a City owned Municipal Lot.
Campus High School	0902279000	175 RUGGLES ST	11300	Municipal	Developable	Crescent Parcel (RFP Issued in January 2021)
Campus High School	0902284000	1130 TREMONT ST	27255	Municipal	Developable	Crescent Parcel (RFP Issued in January 2021)
Campus High School	0902567000	65 VERNON ST	10135	Vacant	Not Developable	Private way. Roadway and sidewalk along Madison Park High School ball fields.

Campus High School	0902671000	0 CABOT ST	2000	Vacant	Future Planning Needed	Small parcel toward the left rear of the Good Shepherd Church.
Campus High School	0902980080	1290 TREMONT ST	0	Commercial	Ground Leased	Leased to Whittier Street Health Center Realty Corp.
Campus High School	0902669000	0 CABOT ST	5760	Vacant	Future Planning Needed	Small parcel left of the Good Shepherd Church.
Campus High School	0903082000	SHAWMUT AV	20490	Vacant	Not Developable	This parcel is a street within the Madison park Development property.
Campus High School	0902676000	137 VERNON ST	2174	Vacant	Future Planning Needed	Small Parcel toward the right side of the Good Shepherd Church. Abuts P-3 site.

Timetable for Sunsetting

Based on community feedback, planning, and analysis further described below, the BPDA plans to request an extension for the term of Campus High School for an additional 4 years. The extension will allow the BPDA to utilize the Plan for the preparation of the redevelopment of parcels P-3, the "Crescent Parcels" and a number of parcels near the Good Shephard Church to meet community goals as noted in the PLAN: Nubian workshops to date.

Analysis of whether or not the Urban Renewal Plans should remain as drawn or be modified

The BPDA proposes that the boundary of Campus High School should remain as drawn. The boundaries are appropriate because it includes the parcels that still need redevelopment to complete the goals and objectives of the Plan. The agency has identified parcels it owns within the plan area, worked with residents via the PLAN: Nubian Square process to identify community goals, has heard no request from the community to sunset this plan and is now seeking an extension of the Plan to dispose of the remaining parcels.

Framework and timetable of action for extension after the current six year extension

The original goals and objectives of Campus High School centered on the overhauling of the Boston Public School system at a time when public facilities were in dire need of investment and redevelopment. Working with the community over many years urban renewal tools were used to not only create those new schools but also to increase park and recreational space, provide new cultural and religious facilities, rehabilitate and preserve important structures and to create affordable housing for working families and elderly in the hopes to slow displacement within the area.

Today, the BPDA continues to be active within Campus High School using these same urban renewal tools to facilitate development according to community desires. Recently, the BPDA has increased its use of the U-District Overlay tool, pursuant to Article 3-1A.b of the Boston Zoning Code for projects that allow for the rehabilitation or creation of new housing for low-income residents. This urban renewal tool was recently used within the Campus High School area to help facilitate the development of the Boston Housing Authority's Whittier Street Housing Redevelopment, this project has helped provide modern housing and helped raised the living standard for hundreds of families.

Conversely, there are approximately 61 parcels of land in Campus High School where the BPDA regulates projects via land use restrictions, mainly through LDAs and regulatory agreements, along with its direct ownership of the remaining parcels in the area. We would like to extend the Campus High School Urban Renewal Plan to continue to monitor and enhance those land uses on parcels attempting redevelopment and to continue to develop property we still maintain. Through our PLAN: NUBIAN SQUARE work with the community we can continue to dispose of our remaining parcels as part of that planning process.

The remaining goals and objectives left to be accomplished include:

- Parcel P-3 is currently undergoing planning and design development with the community and will result in the issuance of a Request for Proposals ("RFP") in mid-2021. Following the release of the RFP, developers will submit proposals to develop the site, subsequently being designated through ongoing community process and input.
- A RFP has been released for the parcels that comprise "Crescent Parcel," with a deadline for submissions being April 21, 2021. This parcel underwent a community process, including five public meetings, which outlined urban design guidelines, uses, and RFP principles.
- Of these remaining BPDA owned properties being readied for disposition, Parcel P-3 and "Crescent Parcels" are part of the ongoing implementation initiative, PLAN: Nubian Square. PLAN: Nubian Square which build upon previous planning, more specifically, the Roxbury Strategic Master Plan (published in 2004).

South Cove

Overview

The South Cove Urban Renewal Project (“South Cove”) straddles the Chinatown, South End, and Back Bay neighborhoods of Boston consisting of 92.9 acres of land. The plan’s goals and objectives include the promotion of public and private development, the strengthening of the residential character of the area, and the provision of sites for the necessary expansion and reorganization of medical and educational facilities. Major projects resulting from the plan include the Mass Pike Towers, the Josiah Quincy School, Tai Tung Village, the Tufts-New England Medical Center consolidation, the Metropolitan, W Hotel and Residences in the Theater District and the YMCA of Chinatown.

Urban Renewal Plan Area Update

Below is a list of the urban renewal BPDA approvals that have occurred since the 2016 extension. In total there have been 24 urban renewal related actions. These actions consist of a myriad of urban renewal votes effectuating multiple land disposition agreements (“LDAs”), tentative designations of BPDA owned property, orders of taking to facilitate development and certificates of completion regarding multiple properties in the plan area.

Date	Action	Notes
11/2016	Amended LDA/Assignment & Assumption	Request authorization to execute an assignment and assumption of the Housing Payment loan documents and an amendment to the Land Disposition Agreement with Oak Terrace LLP for the transfer of limited partnership interests and loan restructuring
11/2016	Amended LDA	Request authorization to execute a Second Amendment to the Land Disposition Agreement to allow changes to the hotel lobby including the expansion of the restaurant and bar at the Revere Hotel on Parcel C-3 located at 200 Stuart Street in the South Cove Urban Renewal Area
11/2016	Extend Final Designation, Amend Lease Commencement Agreement	Request authorization to extend the Final Designation of Amherst Media Investors LLC and ST Hotel LLC as Redeveloper of Parcel P-7A in the South Cove Urban Renewal Area; and, to amend the Lease Commencement Agreement.
12/2016	RFP	Request authorization to advertise and issue a Request for Proposals for a long-term lease and development for the remaining portion of Parcel P-12 located at 290 Tremont Street in the South Cove Urban Renewal Area for a mixed-use development.
07/2017	Minor Mod	Request authorization to adopt a minor modification to the South Cove Urban Renewal Plan to create Parcel P-12c consisting of the remaining portion of Parcel P-12 and to allow the housing use and set the proper Land Use and Building Requirements for the Parcel P-12C; and, to take all related actions
09/2017	Tentative Designation	Request authorization to extend the Tentative Designation of the Boston Chinese Evangelical Church as Redeveloper of a portion of

		Parcel R3A-2, also known as Parcel A, in the South Cove Urban Renewal Area.
09/2017	License Agreement	Request authorization to enter into a License Agreement with Tufts University for Parcel R-1
12/2017	Extend the Tentative Designation	Request authorization to extend the Tentative Designation of the Boston Chinese Evangelical Church as Redeveloper of portion of Parcel R3A-2, also known as a portion of Parcel A in the South Cove Urban Renewal Area.
12/2017	Extend Tentative Designation	Request authorization to extend the Tentative Designation of the Boston Chinese Evangelical Church the Redeveloper of Parcel R-3A-2 in the South Cove Urban Renewal Area.
03/2018	Extend Tentative Designation	Request authorization to extend the Tentative Designation of Boston Chinese Evangelical Corporation as Redeveloper for the construction of an approximately 49,000 square-foot four-story church facility to expand its ministries on a portion of Parcel R3A-2, also known as a portion of Parcel A, in the South Cove Urban Renewal Area.
06/2018	Tentative Designation	Request authorization to extend the Tentative Designation of the Boston Chinese Evangelical Church as the Redeveloper of a portion of Parcel R-3A-2, also known as Parcel A located on the corner of Washington Street and Marginal Road within the South Cove Urban Renewal Area.
09/2018	Extend Tentative Designation	Request authorization to extend the tentative designation of the Boston Chinese Evangelical Church, Redeveloper of a portion of Parcel R-3A-2, also known as a portion of Parcel A, consisting approximately 12,193 square feet, located at the corner of Washington Street and Marginal Road in the South Cove Urban Renewal Area.
12/2018	Petition the PIC, Order of Taking, Easement Agreement, Accept Deed, Accept Release	Request authorization to petition the Public Improvement Commission for the discontinuance of a portion of Broadway and a portion of Marginal Road; to adopt and Order of Taking for said portions within Parcel R-3A-2; enter into an easement with Boston Water and Sewer Commission for a. portion of Marginal Road; to accept a deed from the City of Boston transferring title of a portion of former Broadway; to accept a release from the Massachusetts Bay Transportation Authority for any easements and rights within Parcel R-3A-2.
01/2019	Cert of Completion	Request authorization to issue a Certificate of Completion to Boston Chinese Evangelical Church as Redeveloper of Parcel R-3C for the construction a church facility in the South Cove Urban Renewal Area, Project No. Mass, R-92.
05/2019	Order of Taking	Request authorization to adopt a Confirmatory Order of Taking for Parcel R-3A-2, located at the Corner Washington Street and Marginal Road, in the South Cove Urban Renewal Area, Project No. Mass R-92.
05/2019	Minor Mod, Execute Deed & LDA	Request approval of the minor Modifications to the South Cove Urban Renewal Plan with respect to Parcel R-3A-2, located at the corner of Washington Street and Marginal Road, in the South Cove

		Urban Renewal Area; and, to execute and deliver a Land Disposition Agreement and Deed to the City of Boston for Parcel R-3A-2.
06/2019	Order of Taking, Petition PIC	Request authorization to adopt an Order of Taking for the vertical air rights at the 212 Stuart Street Project; to petition the Public Improvement Commission for the vertical discontinuance of said air rights; to take all related actions.
08/2019	Extend Tentative Designation	Request authorization to extend the Tentative Designation of 288 Tremont Street Partners LLC for the long term lease and redevelopment of Parcel P-12C located at 290 Tremont Street in the South Cove Urban Renewal Area in the Midtown Cultural District.
09/2019	Schedule Public Hearing	Request authorization to schedule a Public Hearing on January 16, 2020 at 5:30 p.m.; or at a date and time to be determined by the Director, to consider the 290 Tremont Street (Parcel P-12C) Project in the Midtown Cultural District within the South Cove Urban Renewal Area as a Development Impact Project.
12/2019	Schedule Public Hearing	Request authorization to advertise a Public Hearing for February 13, 2020 at 5:50 p.m.; or a time and date to be determined by the Director, to consider the 290 Tremont Street (Parcel P-12C) Project in the Midtown Cultural District within the South Cove Urban Renewal Area as a Development Impact Project.
01/2020	Minor Mod, Issue Scoping Determination	Request authorization to adopt a Minor Modification to the South Cove Urban Renewal Plan with respect to Parcel P-12C to allow for residential, commercial, public community space and parking uses;
03/2020	Minor Mod, Execute LDA, Amend LDA, Issue Scoping Determination,	Request authorization to adopt a Minor Modification to the South Cove Urban Renewal Plan by creating Parcel R-2B and changing the uses for Parcel R-2; recommend to the Boston Zoning Commission, the adoption of Map Amendment 726 to designate Parcel R-2 of the South Cove Urban Renewal Area as an urban renewal overlay district (U*) pursuant to Section 3-1 A (b) of the Code; execute a new Land Disposition Agreement for 288 Harrison Avenue and to execute an amendment to the Land Disposition Agreement for the Tai Tung Village; to issue a Scoping Determination waiving further review pursuant to Article 80, Section 80B-5.3(d), Large Project of the Zoning Code for the construction of 85 residential income restricted units, ground floor retail, 40 parking spaces located at Parcel R-2 located at 288 Harrison Avenue; and, to take all related actions. 85 (Income Restricted)
06/2020	Extend Tentative Designation	Request authorization to extend the Tentative Designation of 288 Tremont Street Partners LLC, as redeveloper of Parcel P-12C located at 290 Tremont Street in the South Cove Urban Renewal Area/Midtown Cultural District for the long-term lease and redevelopment of Parcel P-12C

12/2020	License Agreement	Request authorization to enter into a License Agreement with Tufts Shared Services, Inc. for the parking use of Parcel R-1 for employees, contractors, and agents as well as weekend parking in support of the adjacent St. James Church in the South Cove Urban Renewal Area, Project No. R-92.
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Community Process

The BPDA conducted an initial community process of South Cove on October 22, 2019. The meeting was duly advertised in the Sampan Sing Tao Newspaper, the World Journal, Boston Bulletin, Boston Guardian, Boston Sun in addition to the BPDA’s Urban Renewal Newsletter.

The initial community meeting was attended by a mix of residents from both Chinatown and the Bay Village neighborhoods of Boston. During this community meeting and in subsequent follow ups residents of the area did not raise an objection to an extension of the South Cove Plan and no change to the boundary area was requested. That being said residents have reached out interested in discussing the future of BPDA owned parcels within the plan area. Of particular interest to the community have been BPDA owned parcels P-12C and R-1. In both cases residents emphasized the importance of properly developing these public parcels to meet the needs of the community, as they view them as the neighborhood’s last opportunities to use public land for public good. Residents and community leaders have further emphasized the need for these parcels to be developed as income restricted housing, elderly housing, affordable commercial uses, and public facility improvements such as a home to the Chinatown Public Library. For these reasons the existing goals of the urban renewal plan that emphasize the importance of low and moderate housing for diverse populations and community facilities are still clearly relevant.

BPDA Owned Property in the South Cove Urban Renewal Plan Area

The BPDA continues to be active in the planning, transfer and disposition of the parcels it owns. Below is a comprehensive review of those 22 properties:

Urban Renewal Area	Assessing ID	Address	Lot Size	Use	Status	Review
South Cove Parcel R-1	0305233000	54 TYLER ST	1352	Parking	Developable	R-1 surface level parking lot.
South Cove Parcel R-1	0305240000	0 HUDSON ST	1400	Parking	Developable	R-1. Surface level parking lot.

South Cove Parcel R-1	0305234000	52 TYLER ST	1400	Parking	Developable	R-1 surface level parking lot.
South Cove Portion of Parcel P-12C	0305599010	290 TREMONT ST	10890	Mixed Use	Designated	100 vehicle surface parking lot. RFP for long term lease
South Cove Portion of P-12C	0305599030	290 TREMONT ST	18263	Mixed Use	Designated	100 vehicle surface parking lot. RFP released
South Cove	0305635000	0 TREMONT ST	6679	Vacant	Not Developable	Sliver walkway between Wang Theater and Tufts garage.
South Cove Parcel R-1	0305235000	0 TYLER ST	1400	Parking	Developable	R-1 Surface level parking lot.
South Cove Parcel P-7	0305648000	240 TREMONT ST	5787	Residential	Ground Leased	Leased Amherst Media corner of Stuart and Tremont next to Wilbur Theatre
South Cove Parcel C-2	0500084000	0 WARRENTON ST	6931	Commercial	Commercial Lease	License Agreement for Trailer and community dog run on the parcel.
South Cove Parcel R-1	0305239000	0 HUDSON ST	1400	Parking	Developable	R-1. Surface level parking lot.
South Cove Parcel R-1	0305232000	56 TYLER ST	1100	Parking	Developable	R-1 Surface level parking lot.
South Cove	0305244000	0 HUDSON ST	1252	Parking	Developable	R-1. Surface level parking lot.

Parcel R-1						
South Cove Parcel R-1	0305241000	57 HUDSON ST	1376	Parking	Developable	R-1. Surface level parking lot.
South Cove Parcel R-1	0305243000	0 HUDSON ST	1041	Parking	Developable	R-1.
South Cove Parcel R-1	0305236000	50 TYLER ST	1400	Parking	Developable	R-1 Surface Level Parking lot.
South Cove Parcel R- 5	0500068040	0 LYNDEBORO PL	5	Parking	Not Developable	Eliot Norton Park. Parcel is 5 sq. ft. abuts residential unit 1 Lyndeboro Pl and City of Boston Park
South Cove Parcel R-1	0305242000	55 HUDSON ST	1500	Parking	Developable	R-1. Surface level parking lot.
South Cove Parcel RL 6	0500068030	0 LYNDEBORO PL	175	Vacant	Not Developable	Small parcel next to brownstone residential unit at # 1 Lyndeboro Place.
South Cove Parcel R-1	0305230000	0 HOLLAND PL	1373	Parking	Developable	R-1. Surface level parking lot.
South Cove Parcel R- 4	0500068050	0 LYNDEBORO PL	10	Vacant	Not Developable	Eliot Norton Park. Parcel is 10 Sq. Ft. behind residential unit.
South Cove Parcel R-1	0305231000	58 TYLER ST	1320	Parking	Developable	R-1 surface level parking lot.

South Cove Parcel R-1	0305238000	0 HUDSON ST	1400	Parking	Developable	R-1. Surface level parking lot.
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Timetable for Sunsetting

Based on community feedback, planning, and analysis further described below, the BPDA plans to request an extension for the term of South Cove Urban Renewal Plan for an additional 4 years. The extension will allow the BPDA to utilize the Plan for the preparation of the redevelopment of parcels P-12C, R-1, R-2 and R3A-2 for transformative projects that will preserve and strengthen the residential character of the neighborhood by providing much needed housing for low and moderate income families but will also feature critical commercial and community-focused components that address the needs of the South Cove residents and further the objectives of the Plan.

Analysis of whether or not the Urban Renewal Plans should remain as drawn or be modified

The BPDA proposes that the boundary of South Cove remain as drawn. The boundaries are appropriate because they include the parcels that still need redevelopment to complete the goals and objectives of the plan. Additionally, based on community feedback, no constituents requested a review of the boundary when suggested by BPDA staff, nor does staff make such recommendation.

Framework and timetable of action for extension after the current six year extension

The BPDA owns and controls approximately 22 parcels in the South Cove area, most notably Parcel R-1 a cluster of 14 adjacent parcels, totaling approximately 19,000 square feet, located on Tyler Street and Hudson Street. In addition, the BPDA monitors several parcels under existing LDAs and ground leases including The Metropolitan, the Revere Hotel, the W Hotel and Residences, Tufts New England Medical Center, the Josiah Quincy School, the YMCA, Double Tree Hotel and Tai Tung Village to name a few. The BPDA will be issuing an RFP for parcel R-1 in the near future seeking a thoughtful proposal that is responsive to the community’s needs and advances the goals of the Plan. South Cove residents have continued to vocalize their support for more income-restricted residential units as well as a desire for new community uses, such as a branch of the Boston Public Library in the neighborhood. Parcel R-1 is a potential site for both of these uses.

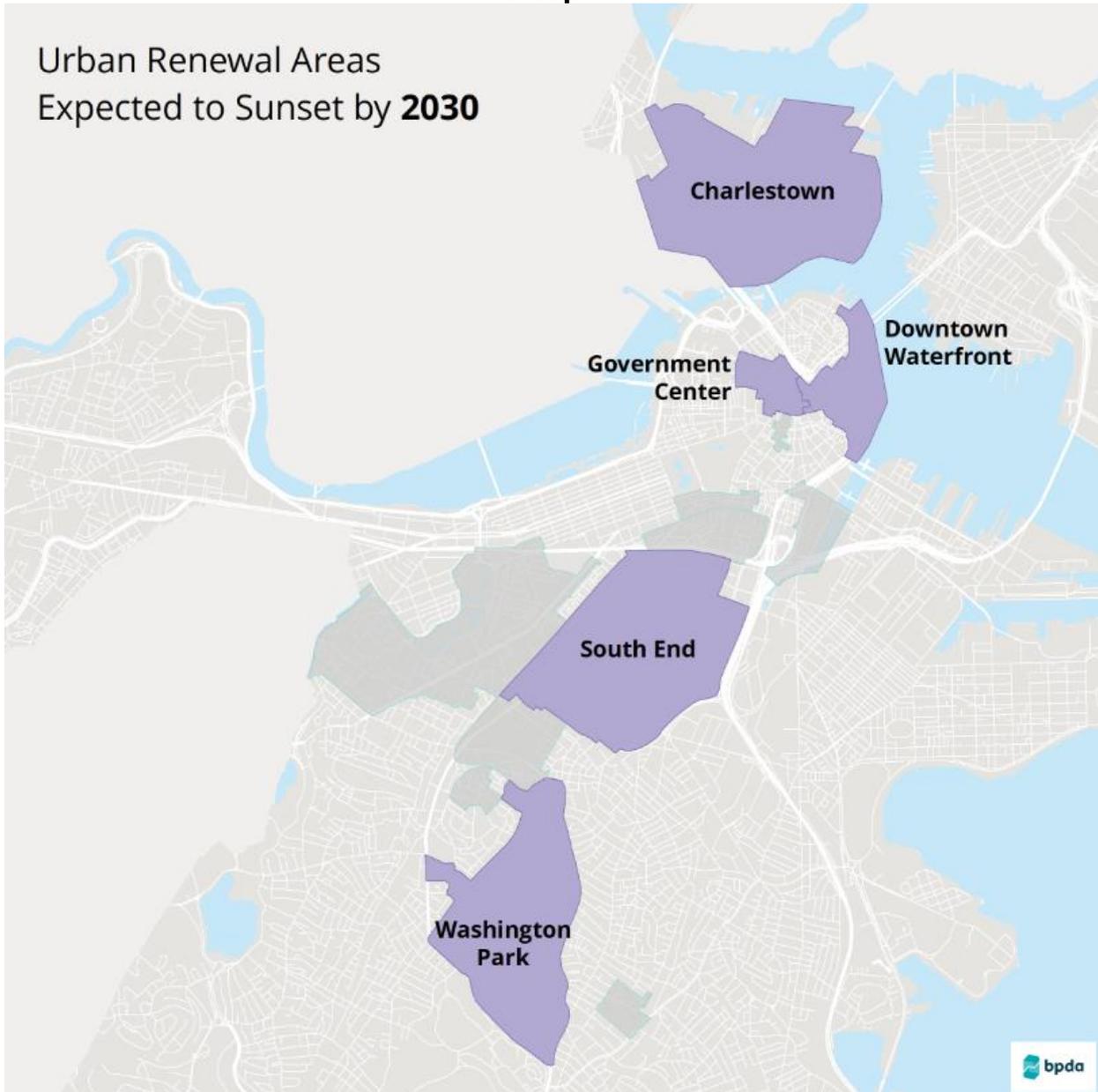
The 4 year extension takes into account time to accomplish the goals and objectives in South Cove, including the following:

- Continue plans for redevelopment of Parcel P-12C into a mixed-use development including affordable housing units with commercial and community space;
- Continue plans for redevelopment of parcel R-2 (Tai Tung Village) into 85 income restricted residential units with parking and ground floor retail and community space;

- Disposition of Parcel R-1. The BPDA is currently soliciting feedback from the community to draft a RFP that best articulates the needs of the residents and furthers the goals of the South Cove Plan;
- Redevelopment of parcel R3A-2 and parcel R-3C for the new the Josiah Quincy Upper School. The project is currently in design development with construction expected to begin in June, 2021;
- To provide and preserve public ways, parks and plazas, including privately owned public spaces (POPs), which encourage pedestrians to enjoy open space and its activities;
- The use of eminent domain for title clearance for parcel assemblage, particularly important for land exchange for climate resiliency measures; and
- The use of Urban Renewal tools to aid in carrying out plans and initiatives for planning, including Boston 2030, Plan: Downtown and Stuart Street Study.

Group 4

Urban Renewal Areas
Expected to Sunset by **2030**



**Charlestown, Downtown Waterfront – Faneuil Hall,
Government Center, South End, Washington Park**

Charlestown

Overview

The Charlestown Urban Renewal Plan (“Charlestown”) is located in the Charlestown neighborhood of Boston and includes approximately 676.9 acres of land. Charlestown’s goals and objectives include the preservation of the residential neighborhood, improved local and regional transportation access, and the creation of new community facilities. Major projects resulting from the Plan include the Boston Public Library – Charlestown Branch, Bunker Hill Community College, the Harvard Kent School, Mishawum Park, Flagship Wharf Residences, Engine 32 Fire Station and the removal of the MBTA elevated railway. Charlestown continues to witness major transformations around the Rutherford Avenue Corridor and Sullivan Square areas, as well as in the Charlestown Navy Yard. Recent urban renewal actions include enforcement of Land Disposition Agreements with open space restrictions to meet community wants and needs as well as the use of the Urban Renewal Overlay District (U*) zoning tool. Recently the BPDA recommended adoption of a U* over a large parcel of land owned by the Boston Housing Authority (“BHA”) allowing for the preservation of existing deeply affordable BHA housing units and the creation of a mixed use and mixed income project. The BPDA is currently working with the community on the disposition and development of parcels near Sullivan Square and Nanny-goat Hill. Additional future projects located on BPDA owned parcels within the Charlestown Navy Yard include the Request for Proposals for Pier 5 and Building 108 and the redevelopment of the Ropewalk Housing Complex and rehabilitation of the Chain Forge Building.

Urban Renewal Plan Area Update

Below are a list of the urban renewal BPDA Board actions that have occurred since the 2016 urban renewal extension. In total, there have been 62 urban renewal related actions and votes. The actions consist mostly of Request for Proposals regarding underdeveloped urban renewal parcels, Certificates of Completion and amendments to existing Land Disposition Agreements. Most notable (and most recent) among these actions is the minor modification to the Plan to allow for the creation of Parcel R-110, the site of the BHA housing development referenced above. Parcel R-110 is a U* under the Boston Zoning Code, which allows the BPDA to determine the zoning requirements for the site. Parcel R-110 is being developed through a public/private partnership with the BHA and will one day house a new mixed income community consisting of 2699 units, including 1010 units of deeply affordable BHA replacement units. An additional 100 deeply affordable BHA replacement units will potentially be located on other BPDA owned parcels in Charlestown through a future RFP process.

Date	Action	Notes
11/2016	Amended LDA	Request authorization to execute an Amended and Restated Land Disposition Agreement with 334 Medford Street Condominium Trust for the permitted use of 3 residential units on Parcel R-11D-1 located at 334 Medford Street.
11/2016	Cert of Completion	Request authorization to issue a Certificate of Completion for the construction of a 3-family house on Parcel R-28D located at 34 Allston Street
12/2016	Extend Final Designation	Request authorization to extend the Final Designation of Charlestown Ropewalk, LLC as Redeveloper of Building 58 and Building 60 located on a portion of Parcel NY-1 in the Historic Monument Area of the Charlestown Navy Yard of the Charlestown Urban Renewal Area; and, to finalize the ground lease negotiations.
12/2016	Extend Final Designation	Request authorization to extend the Final Designation of First Avenue Hotel LLC as Redeveloper of Building 105, known as the Chain Forge Building, in the Charlestown Urban Renewal Area.
03/2017	RFP	Request authorization to advertise and issue a Request for Proposals for the sale of seven urban renewal parcels located on "Nanny Goat Hill" in Charlestown for open space
03/2017	Minor Mod; Execute LDA	Request authorization to adopt a Minor Modification and to execute a Land Disposition Agreement for Parcel R-31A.-3 located at 40 Warren Street
04/2017	Amend LDA; Minor Mod	Request authorization to adopt a Minor Modification; and, to execute an Amended and Restated Land Disposition Agreement for Parcel R-97 located at 305 Main Street.
05/2017	Termination Agreement; Execute LDA	Request authorization to enter into a Termination Agreement and two Land Disposition Agreements with the subdivision of Parcel R-108 located at 34 Mead Street and, to take all related actions
06/2017	Minor Mod; Amended LDA	Request authorization to adopt a Minor Modification for Parcel R-9B; and to enter into Amended and Restated Land Disposition Agreement in connection with the construction of a three unit residential condominium Parcel R-9B located at 54-56 Belmont Street Charlestown Urban Renewal Plan Area; and, to take all related actions.
06/2017	Extend Final Designation	Request authorization to extend the Final Designation of First Avenue Hotel LLC, as Redeveloper of Building 105, the Chain Forge Building in the Charlestown Urban Renewal Area.
07/2017	Cert of Completion	Request authorization to issue Certificates of Completion for the two single family houses on Parcel R-11B one located at 344 Medford Street and one located at 7 Kelley Court.
09/2017	Final Designation	Request authorization to extend the Final Designation of First Avenue Hotel LLC as Redeveloper of Building 105, known as the Chain Forge Building in the Charlestown Urban Renewal Area.

12/2017	Amend LDA; Cert of Completion	Request authorization to enter into an Amended and Restated Land Disposition Agreement for Parcel X-34 with 11 Monument Street, LLC allowing the addition to the one-family residence located at 11 Monument Street to be located a portion of Parcel X-34; to issue a Certificate of Completion for the improvements on parcel X-34; and, to take all related actions.
12/2017	Cert of Completion	Request authorization to issue a Certificate of Completion for the improvements on Parcel R-37B located at 15 Bunker Hill Street.
12/2017	Extend Final Designation	Request authorization to extend the Final Designation of First Avenue Hotel LLC as Redeveloper of Building 105 also known as the Chain Forge Building in the Charlestown Navy Yard within the Charlestown Urban Renewal Area; to approve a joint venture consisting of First Avenue Hotel LLC and CV Properties LLC or affiliates of the same, as new Redeveloper; and, take all related actions.
12/2017	Extend Final Designation	Request authorization to extend the Final Designation of Charlestown Ropewalk LLC as Redeveloper of Building 58, also known as the Ropewalk Building; and Building 60, also known as the Tar Shed/House located on a portion of Parcel NY-1 in the Historic Monument Area of the Charlestown Navy Yard within the Charlestown Urban Renewal Area.
05/2017	RFP; License Agreement	Request authorization to advertise and issue a Request for Proposals for the 2017 Sail Boston Merchandise Vendor(s) Program for use of BRA-owned land in the Downtown Waterfront and Charlestown Urban Renewal Areas in conjunction with the 2017 Sail Boston Tall Ships Parade event and, to select Merchandise Vendor(s) and enter into License Agreement(s) with Vendor(s).
09/2017	Extend Tentative Designation	Request authorization to extend the Final Designation of Charlestown Ropewalk, LLC as Redeveloper of Building 58 and Building 60 located on a portion of Parcel NY-1 in the Historic Monument Area of the Charlestown Navy Yard with the Charlestown Urban Renewal Area.
02/2018	Land Transfer	Request authorization to permit Ropewalk Managing Member, LLC, the tenant of Build 58 (the Ropewalk) and Building 60 (the Tar/Shed House) located on a portion of Parcel NY-1 in the Historic Monument Area of the Charlestown Navy Yard within the Charlestown Urban Renewal Area, to transfer a portion of its ownership interest to Boston Rope LLC; and, to take all related actions.
03/2018	Amend Ground Lease	Request authorization to amend the Ground Lease with Charlestown Ropewalk LLC, Redeveloper of Building 58, also known as the Ropewalk Building, and Building 60, also known as the Tar Shed/House, located on a portion of Parcel NY-1 in the Historic Monument Area of the Charlestown Navy Yard within the Charlestown Urban Renewal Area to allow additional time to close on construction financing and obtain building permits

03/2018	Amend Parking Management Service Agreement	Request authorization to amend the existing Parking Management Service Agreement with ABM Industry Groups LLC, doing business as ABM Parking Services to include Parcel P-15b located at Austin Street and Rutherford Avenue in the Charlestown Urban Renewal Area; and, to increase the annual fixed management fee up to \$93,750.00.
03/2018	Execute Deed; LDA	Request authorization to enter into a Deed and a Land Disposition Agreement in connection with the documentation of the previously transferred Parcel 47X Mead Street to Timothy F. Sullivan, late of Boston and to all persons holding title under him.
03/2018	Approve Sale; Amend LDA	Request authorization to approve the sale of Parcel R-31A-3 located at 40 Warren Street to RECP V 40 Warren Owner LLC; and, to enter into an amendment to the Land Disposition Agreement with Nova Partners, LLC dated July 27, 2017 to extend the date for the commencement of construction of the one-story office addition to July 31, 2019.
04/2018	Cert of Completion	Request authorization to issue two Certificates of Completion for portions of Parcel R-28 located at 27 Cook Street and 29 Cook Street.
04/2018	Cert of Completion	Request authorization to issue a Certificate of completion for a portion of Parcel R-23B located at 36 Belmont Street.
04/2018	Approve Sale; Amend LDA	Request authorization to approve the sale of Parcel R-74 located at 14 Lawnwood Place to David J. McDermott; to enter into an Amended and Restated Land Disposition Agreement to extend the commencement of construction until December 31, 2018.
04/2018	Approve Transfers	Request authorization to approve the transfers of the property located at 47X Mead Street from the Estate of Timothy F. Sullivan to 324—330 Bunker Hill Street and from 324-330 Bunker Hill Street to Bunker Hill Development LLC.
06/2018	Approve Transfers; Terminate LDA; Execute LDA	Request authorization to approve the transfer of Parcel R-6A located at 60 Chappie Street from Kathleen Murray as Trustee of Kathleen Murray Home Trust to 60 Chappie Street, LLC; to subdivide said Parcel; to enter into an Agreement to Terminate Land Disposition Agreement and to enter into two new Land Disposition Agreements allowing construction of a new single family house and the construction of three condominium town houses.
06/2018	License Agreement	Request authorization to execute a License Agreement with the Boston Public Health Commission for the use of two parcels of BRA-owned land located at 516-R522 Main Street in the Charlestown Urban Renewal Area.
07/2018	License Agreement	Request authorization to enter into a License Agreement with the Commonwealth's Department of Conservation and Recreation for use of parking lot #1 at Bunker Hill Community College, located on Parcel P-15B in the Charlestown Urban Renewal Area, for short term staging of security vehicles and other Commonwealth-owned assets.
08/2018	Cert of Completion	Request authorization to issue a Certificate of Completion of Parcel R-97 located at 305 Main Street/2-2B Franklin Street Project in

		accordance with the Amended and Restated Land Disposition Agreement.
08/2018	Cert of Completion	Request authorization to issue a Certificate of Completion of Parcel R-48-18 located at 51-55 Sullivan Street in accordance with the Amended and Restated Land Disposition Agreement for Lot A; to issue a Certificate of Completion of Parcel R-48-18 located at 51-55 Sullivan Street in accordance with the Land Disposition Agreement for Lot B; to issue a Certificate of Completion of Parcel R-48-1 B located at 51-55 Sullivan Street in accordance with the Land Disposition Agreement for Lot C.
10/2018	Amend Ground Lease	Request authorization to amend the Ground Lease with CVPA Chain Forge LLC, Tenant and Redeveloper of Building 105, also known as the Chain Forge Building, located on a portion of Parcel NY-i in the Historic Monument Area in the Charlestown Navy Yard within the Charlestown Urban Renewal Area to allow additional time to close on construction financing and obtain building permits and approvals.
11/2018	Amend LDA	Request authorization to enter into an Amended and Restated Land Disposition Agreement in connection with Parcel R-7C-1A located at 51 Chappie Street allowing the change of use from a two family house to three condominium units.
11/2018	Amend LDA	Request authorization to enter into an amendment to the Land Disposition Agreement with Joseph M. Wrenn for 21 Wesley Street located within Parcel R-48-1C adding exemptions to the resale payment and, to enter into any and all amendments to Land Disposition Agreements that do not include the allowed exemptions.
12/2018	Amend Ground Lease	Request authorization to amend the ground lease with Charlestown Ropewalk, LLC, Redeveloper of Building 58 and Building 60 located on a portion of Parcel NY-1 in the Historic Monument Area of the Charlestown Navy Yard within the Charlestown Urban Renewal Area.
12/2018	Cert of Completion	Request authorization to issue a Certificate of Completion pursuant to the Amended and Restated Land Disposition Agreement with Timothy F. Sullivan for Parcel 47X located at 47X Mead Street.
01/2019	Cert of Completion	Request authorization to issue a Certificate of Completion to Robert P. Borzakian for the improvements on Parcel P-15-2C2 located at 6 Bunker Hill Industrial Park.
01/2019	Amend Ground Lease	Request authorization to amend the ground lease with CVPA Chain Forge LLC, Redeveloper of Chain Forge Building located on a portion of Parcel NY-1 in the Historic Monument Area of the Charlestown Navy Yard within the Charlestown Urban Renewal Area.
03/2019	Amend LDA	Request authorization to enter into a Second Amendment to the Land Disposition Agreement with RECP V 40 Warren Owner LLC for Parcel R-31A-3 located at 40 Warren Street to reduce the parking spaces on the second floor of the garage.

04/2019	Terminate License Agreement	Request authorization to issue an agreed upon written notification terminating the License Agreement with the Korean War Veteran's Committee and transferring all rights and responsibilities for the Korean War Veterans Memorial in Shipyard Park.
04/2019	License Agreement	Request authorization to enter into a short term License Agreement with the Massachusetts Department of Conservation and Recreation for use of Parking Lot 1 at Bunker Hill Community College on Parcel 15B located at Rutherford Avenue in the Charlestown Urban Renewal Area for staging access for the Esplanade 4th of July Celebration.
08/2019	Minor Mod; Terminate LDA; Execute LDA	Request authorization to adopt a Minor Modification to the Charlestown Urban Renewal Plan for Parcel R-36 located at 74,76 & 78 Tremont Street to allow the construction of 3 single family townhouses; to terminate the Original Land Disposition Agreement; and, to enter into a new Land Disposition Agreement with 74 Tremont LLC.
08/2019	Minor Mod; RFP	Request authorization to adopt a Minor Modification to the Charlestown Urban Renewal Plan for Parcel C-2A-5 located at 516R522 and 0 Main Street to allow for residential and public uses; to advertise and issue a Request for Proposals for the mixed use economic development of Parcel C-2A-5 located at 516 R522 and 0 Main Street.
08/2019	Extend Lease	Request authorization to extend the lease with the Massachusetts Port Authority for an additional sixty days for the use of approximately 147,505 square feet of Parcel P-8A2 located on the South westerly side of Terminal Street in the Charlestown Urban Renewal Area.
10/2019	Extend Lease Agreement	Request authorization to extend the Lease Agreement with Massachusetts Port Authority for the use of 147,505 square foot BRA-owned Parcel P-8A2 in the Charlestown Urban Renewal Area, located on the South westerly side of Terminal Street, known as Little Mystic Parcel, and, to take all related action.
11/2019	Cert of Completion; Amend LDA	Request authorization to enter into an Amended and Restated Land Disposition Agreement amending the two story commercial space to a three story residential dwelling for Parcel R-93 located at 241 Bunker Hill Street and, to issue a Certificate of Completion to 24 Bunker Hill Street Trust
11/2019	Cert of Completion; Amend LDA	Request authorization to enter into a First Amendment to the Amended and Restated Land Disposition Agreement for Parcel R-74 located at 14 Lawnwood Place; and, to issue a Certificate of Completion to David J. McDermott for the single family house.
11/2019	Cert of Completion	Request authorization to issue a Certificate of Completion to Thomas M. and Donna M. Hickey for Parcel R-88 located at 26 North Mead Street for the owner occupied residential house.
12/2019	Enter Lease; Enter Memorandum of Agreement	Request authorization to enter into a lease with the Massachusetts Port Authority for use of Parcel P-8A2 located on the southwesterly side of Terminal Street in the Charlestown Urban Renewal Area;

		and to enter into a Memorandum of Agreement for the surrounding community mitigation benefits.
01/2020	Minor Mod; Cert of Completion; Amend LDA	Request authorization to adopt a Minor Modification with respect to Parcel R-19B located at 16-18 Chappie Street to allow for a change of use for the construction of a two-family townhouse; to enter into an Amended and Restated Land Disposition Agreement with Joseph and Amy Wrenn; and, to issue a Certificate of Completion.
01/2020	Cert of Completion; Amend LDA; Execute LDA	Request authorization to adopt a Minor Modification with respect to Parcel R-23B & R-23B-1 located at 34 & 36 Belmont Street to subdivide the Parcels to allow for a change of use for the construction of a single family townhouse; and, to enter into an Amended and Restated Land Disposition Agreement and a New Land Disposition Agreement with the Hickey Family LLC
01/2020	Amend Ground Lease	Request authorization to amend the ground lease with CVPA Chain Forge LLC, tenant and redeveloper of Building 105, known as the Chain Forge Building, on a portion of Parcel NY-1 in the Historic Monument Area of the Charlestown Navy Yard within the Charlestown Urban Renewal Area, to allow additional time for the construction and Opportunity Zone equity financing and to obtain all necessary permits.
03/2020	License Agreement	Request authorization to enter into a License Agreement with Boston Sand and Gravel, Inc., for use of 2,800 square feet of space on a portion of Parcel P-15B-1 in the Charlestown Urban Renewal Area.
03/2020	Amend Ground Lease	Request authorization to amend the Ground Lease with Charlestown Ropewalk, LLC, tenant and redeveloper of Building 58 known as the Ropewalk Building and Building 60 known as the Tar House located on a portion of Parcel NY-1 in the Historic Monument Area of the Charlestown Navy Yard in the Charlestown Urban Renewal Area to defer rent payments in exchange for additional affordable rental units and an increase in the transaction rent requirement; and, to execute an Amended and Restated Affordable Rental Housing & Restriction Agreement; and, to extend all necessary documents.
03/2020	Extend Lease Agreement	Request authorization to extend the Lease Agreement with the Massachusetts Port Authority for use of Parcel P-8A2 located on the southwesterly side of Terminal Street in the Charlestown Urban Renewal Area.
04/2020	Cert of Completion	Request authorization to issue a Certificate of Completion to Frothingham Group Inc. for the single-family house located at 67 Tremont Street.
10/2020	Minor Mod; Authorize parcels for Abutter program	Request authorization to approve Charlestown Urban Renewal Area Parcels P-16A-5, P-16B-1, P-16B-2 and P-16C-1 for inclusion in the next round of the Abutter Parcels Program, to approve Minor Modifications within the Charlestown Urban Renewal Plan to create Parcels P-16A-5, P-16B-1, P-16B-2, P-16C-1, P-16C-2 and P-16C-3 to clarify their land uses in order to effectuate their redevelopment

		through the Abutter Parcels Program; said created Parcels will be disposed of at a later date via a Request for Proposals.
12/2020	RFP	Request authorization to advertise a Request for Proposals for Parcel P-16C-2 located on Mead Street and Parcel P-16C-3 located at Bunker Hill Street in the Charlestown Urban Renewal Area, Project No. Mass R-55 for open space.
01/2021	Amend License Agreement	Request authorization to amend the License Agreement with Jenny's Pizza for use of approximately 800 square feet of land on a portion of Parcel R-12B in the Charlestown Urban Renewal Area, located at 324 Medford Street in Charlestown to extend the term until March 31, 2021.
01/2021	Amend License Agreement	Request authorization to amend the License Agreement with the John Moriarty and Associates, Inc. for the temporary use of a portion of Parcel P-15B-1 in the Charlestown Urban Renewal Area, known as Bunker Hill Community College Parking Lot 1 to extend the term until March 31, 2021.
01/2021	Minor Mod; Execute Development Regulatory Agreement	Request authorization to adopt a Minor Modification to the Charlestown Urban Renewal Plan, Project No. Mass. R-55, with respect to Parcel R-110 to approve an Urban Renewal "U*" Overlay District zoning designation for the Bunker Hill Housing Redevelopment project site; to petition the Boston Zoning Commission to approve the Zoning and Map Amendment for the Master Project Site as an Urban Renewal Area "U*" Overlay District; to execute a Development Regulatory Agreement with Bunker Hill Redevelopment Company LLC for the construction of the Bunker Hill Housing Redevelopment project; to issue a Preliminary Adequacy Determination waiving the requirement of further review pursuant to Section 80B-5.4(c)(iv) of the Boston Zoning Code, for the Proposed Master Project as a mixed-use development consisting of 1010 BHA replacement public housing and market rate residential units; seven (7) acres of open space, including no less than four public parks and green space areas, up to 1,379 off-street vehicle parking spaces, up to 60,000 square feet of retail/commercial space, an approximately 14,000 square foot community center, up to 2,699 on-site resident bicycle storage accommodations; to execute a Memorandum of Agreement with the Boston Housing Authority in connection with the Proposed Master project; and, to take all related actions.

Community Process

The BPDA conducted an initial community process regarding the Charlestown Urban Renewal Plan area on February 27, 2020. The meeting was duly advertised in the Charlestown Patriot Bridge and the BPDA's Calendar and Urban Renewal Newsletter. Translation and Interpretation services were provided in multiple languages including Spanish, Mandarin and Cantonese.

The initial community meeting consisted of a large number of residents from Charlestown. During this community meeting, those in attendance expressed support for an extension of the Urban Renewal Plan. A few members of the community did reach out asking if the BPDA would consider a boundary review for the area with some discussing interest in utilizing specific land use controls over the nearby Sullivan Square section of Charlestown.

In this meeting and in follow up conversations with the community, residents expressed strong support for extending land use controls and regulatory restrictions that currently exist within the plan. Many stakeholders, along with BPDA planning staff, have remarked on the need for protection of LDA's that enforce open space restrictions over certain parcels and backyards emphasizing the need for additional light, air, and green space wherever possible in the plan area. Additional regulatory restrictions on height, use, unit count, affordability and design were also referenced as important to maintain with deep respect for preservation of buildings and uses.

Additionally, stakeholders are interested in discussing the future of BPDA owned parcels in the neighborhood, which is of particular significance to the ongoing PLAN: Charlestown neighborhood planning initiative. Parcels of interest to stakeholders include Parcel C-2A-4, which some have suggested could be used as a new EMS Station, surface parking lots adjacent to Bunker Hill Community College and an MBTA Orange Line station, parcels along Medford Street, Building 108 and Pier 5 in the Charlestown Navy Yard. Per the recommendations of Imagine Boston 2030, the current PLAN: Charlestown process is engaging neighborhood stakeholders to establish a vision for the reuse of BPDA land in a manner that catalyzes an evolution of the neighborhood's industrial peripheries into mixed-use corridors that serve neighborhood-wide need in the areas of: income-restricted housing, public open space, expansion of complete streets networks, and provision of climate-resilience infrastructure.

Lastly, residents remarked support for the upcoming land use studies in Plan: Charlestown mentioning the need for additional recreational space, workforce housing, and climate resiliency actions.

BPDA Owned Property in the Charlestown Urban Renewal Plan Area

The BPDA continues to be active in the planning, transfer and disposition of these BPDA Owned Urban Renewal Parcels. Below is a comprehensive review of those properties:

Urban Renewal Area	Assessing ID	Address	Lot Size	Use	Status	Review
Charlestown Parcel R-34	0202878000	54 TREMONT ST	1186	Vacant	Not Developable	Abuts Harvard-Kent school and three COB owned lots.

Charlestown Parcel P-8	0202737000	0 TERMINAL ST	126497	Commercial	Future Planning Needed	Public Boat ramp in corner of parcel.
Charlestown	0203505550	0 EIGHTH ST	8125	Open Space	Open Space	Harborwalk in front of Flagship Wharf between Piers 4 & 5.
Charlestown	0203510000	0 FIFTH ST	735686	Commercial	Designated	Building 108
Charlestown	0203510020	62 THIRTEENTH ST	26940	Commercial	Ground Leased	MGH Partners Healthcare Long Term Ground lease
Charlestown	0203511100	0 SEVENTH ST	41050	Open Space	Open Space	Open Space pedestrian walkway. Not available for development.
Charlestown	0203510075	266 FIFTH AVE	37736	Commercial	Ground Leased	Captains Quarters, Bldg. 266
Charlestown	0203510175	SIXTEENTH ST	93542	Residential	Ground Leased	Building 75 and 106 are on this parcel Long Term Ground lease
Charlestown Parcel P-15b	0200793000	0 RUSSELL ST	1650	Vacant	Not Developable	Nanny Goat Hill. Wild Brush and trees.
Charlestown	0203510010	96 THIRTEENTH ST	18988	Commercial	Ground Leased	The Boiler House, The Power House Substation. Long Term Ground lease

Charlestown	0203512000	34 FIRST AV	18267	Commercial	Ground Leased	Building 34, Parris Bldg.; Long term Ground Lease
Charlestown Portion of R-12	0201701020	42 MEDFORD ST	800	Parking	Not Developable	Paved open lot next to 324 Medford Street, Jenny's. Parking
Charlestown Parcel C-2A-4	0202624000	516 MAIN ST	5245	Municipal	Developable	Charlestown EMS RFP
Charlestown	0202624040	MAIN ST	2826	Municipal	Developable	Charlestown EMS RFP
Charlestown	0203510030	31 FIFTH ST	2860	Commercial	Ground Leased	
Charlestown	0203950010	LYNDE ST	5691	Vacant	Not Developable	Long narrow median strip.
Charlestown	0203510090	223 FIFTH AVE	6114	Commercial	Ground Leased	Building 223, Long Term Ground Lease.
Charlestown Parcels P-16	0203964000	0 RUTHERFORD AV	129692	Parking	Future Planning Needed	Bunker Hill Parking Lots
Charlestown Parcel P-16C	0200751000	85 BUNKER HILL ST	1905	Vacant	Not Developable	Nanny Goat Hill.
Charlestown	0203510600	110 SIXTH ST	13403	Residential	Ground Leased	John Paul Jones House Long Term Ground Lease
Charlestown Parcel P-16a	0200797000	0 RUSSELL ST	6899	Vacant	Not Developable	Nanny Goat Hill. Wild Brush and trees.

Charlestown Parcel C-2A1	0202620200	472 MAIN ST	1855	Vacant	Not Developable	Sidewalk along street in front of residential units from 436-462 Main St. Should go to PIC to
Charlestown		Lot 4A on Subdivision Plan 5822D, Back Corner of Charbonnier St Rutherford Ave.	0	Vacant	Long Term Maintenance Agreement	Lot 4A on Subdivision Plan 5822D
Charlestown	0203511300	150 THIRD AV	14	Commercial	Ground Leased	Armed Services YMCA, Building 150
Charlestown Parcel NY-4	0203505000	2 EIGHTH ST	667798	Open Space	Open Space	Dry dock #2. Walkway around pier. Park benches. Kore an War Veterans Memorial. Ship Yard Park.
Charlestown	0203512100	0 SIXTH ST	13994	Open Space	Open Space	Second Avenue promenade walkway with park benches, street lights, and mid-sized trees.
Charlestown	0203517800	FIRST AV	287677	Open Space	Open Space	Menino Park
Charlestown	0203505600	1 EIGHTH ST	158461	Vacant	Developable	Pier 5.
Charlestown Parcel P-4	0202932000	15 HICKORY AV	170	Vacant	Not Developable	Parcel runs from Hickory Ave Parking

						To narrow for housing.
Charlestown	0201751010	MEDFORD St	1565	Vacant	Not Developable	Part of parcel was sold
Charlestown	0202163010	STREET A	1400	Vacant	Not Developable	Abutter Program
Charlestown	0203504000	36 FIRST AV	62985	Commercial	Ground Leased	Building 36, Long Term Ground Lease
Charlestown Parcels P-15b	0203963050	0 AUSTIN ST	131480	Parking	Future Planning Needed	Bunker Hill Parking Lots
Charlestown Parcel P-15	0202164200	0 RUTHERFORD AV	2560	Vacant	Not Developable	Planning Needed
Charlestown	0203505700	0 EIGHTH ST	48756	Open Space	Open Space	Temporary license for fire system for Pier 6.
Charlestown Parcel C-1	0202192000	170 MAIN ST	4474	Open Space	Open Space	Also known as John Boyle O'Reilly Park.
Charlestown	0203511400	45 FIRST ST	15362	Residential	Ground Leased	Building 39A leased to Starboard Leasehold Condominium Trust
Charlestown	0203511200	38 THIRD AV	11535	Residential	Ground Leased	The Cooper Building - Bldg. 38 Long Term Ground Lease
Charlestown Parcel P-16b	0200787000	2 EAGLE PASS ZZ	1474	Vacant	Not Developable	Nanny Goat Hill.

Charlestown Parcel 4-C	0203517700	0 THIRTEENTH ST	3874	Commercial	Ground Leased	More planning needed.
Charlestown Parcel P-15b	0203951000	0 FRONT ST	9156	Vacant	Not Developable	Grassy hill. Perimeter surrounded by black chain link fence.
Charlestown	0203510005	97 FIFTH ST	147930	Residential	Ground Leased	Final Designation
Charlestown	0203511000	39 FIRST AV	26668	Commercial	Ground Leased	Long Term Ground Lease
Charlestown	0203510152	75 THIRD AV	52078	Commercial	Ground Leased	Building # 75, MGH biomedical space. Long term ground lease
Charlestown	0203512200	SIXTH ST	13458	Commercial	Ground Leased	CNY Building 33
Charlestown	0203510050	114 SIXTEENTH ST	95029	Commercial	Ground Leased	Building 114 sits on parcel, Long Term Ground Lease
Charlestown	0203510451	149 THIRTEENTH ST	99974	Commercial	Ground Leased	MGH, Building #149, biomedical facility and laboratories Lease
Charlestown	0203510510	0 THIRTEENTH ST	75515	Commercial	Ground Leased	Final Designation
Charlestown Parcel P-16a	0200800000	RUSSELL ST	1406	Vacant	Not Developable	Nanny Goat Hill

Charlestown Parcel P-16b	0200253000	0 SCHOOL ST	65	Vacant	Not Developable	Driveway.
Charlestown Parcel P-8	0202738000	0 TERMINAL ST	150044	Parking	Ground Leased	Surface level parking lot.
Charlestown Parcel P- 16C	0200736000	0 MEAD ST	2859	Vacant	Not Developable	Nanny Goat Hill.
Charlestown		Lot 4A on Subdivision Plan 5822D, Back Corner of Charbonnier St abutting Rutherford Ave.	0	Vacant	Long Term Maintenance Agreement	Lot 4A on Subdivision Plan 5822D
Charlestown	0203515400	NINTH ST	84436	Commercial	Ground Leased	Charlestown Marina LLC Leased
Charlestown	0203961000	8 10 CITY SQ	515	Vacant	Not Developable	Roadway sliver.
Charlestown Parcel C-1	0202250000	0 RUTHERFORD AV	2560	Vacant	Long Term Maintenance Agreement	Abutment to pedestrian bridge to Bunker Hill Community College.
Charlestown Historical Monument Area	0203510100	THIRTEENTH ST	76411	Parking	Ground Leased	Building 199 (MGH parking garage) sits on this parcel.

Timetable for Sunsetting

Based on community feedback, planning, and analysis further described below, the BPDA proposes to request an extension for the term of Charlestown for an additional 8 years. The extension will allow the BPDA to utilize Charlestown for the preparation of the redevelopment of

the Bunker Hill Community College Parking Lots, Parcel C-2A-4, and Parcels along Medford Street, in addition to redevelopment and rehabilitation of the remaining parcels in the Charlestown Navy Yard.

Analysis of whether or not the Urban Renewal Plans should remain as drawn or be modified

At this time, the BPDA proposes that the boundary of Charlestown Urban Renewal Plan remain as it exists today. The BPDA is investigating an expansion of the current boundaries to include the Sullivan Square area of Charlestown or the possibility of creating a separate urban renewal plan around the area. Staff has found that including urban renewal tools in this area of Charlestown would be consistent with the planning goals of PLAN: Charlestown, with objectives of realizing: new public open space, new opportunities for mix-income housing development, and improved connections between the neighborhood and its existing MBTA transit infrastructure. Such an alteration of boundaries and/or the creation of a new urban renewal area would be consistent with enabling the urban renewal tool to effectuate the land use and transportation goals of the ongoing PLAN: Charlestown.

Framework and timetable of action for extension after the current six year extension

The BPDA owns approximately 57 parcels in the Charlestown Urban Renewal Plan area as shown on the above chart entitled "BPDA Owned Property in Charlestown". The BPDA will be issuing an RFP for parcel P-15B (the Bunker Hill College Parking Lots) in the near future seeking a thoughtful proposal that is responsive to the community's needs and advances the goals of the Plan. In addition, the BPDA monitors many residential parcels under existing LDAs, and also monitors other parcels under either an LDA, Regulatory Agreement or Ground Lease, including, but not limited to, Starboard Condominium, Flagship Wharf, Basilica Condominium, Ropewalk, the Chain Forge Building and the BHA Public Housing Development.

The 8 Year extension takes into account time to accomplish the goals and objectives in Charlestown, including the following:

- The disposition of Parcel C-2A-4 for an EMS Station for the community;
- The redevelopment of the Boston Housing Authority (BHA) public housing development under a U* designation for the development of a mixed use/mixed income community including 1010 deeply affordable BHA replacement units and 2699 market rate units and community, retail and open space uses;
- The development of Building 108, for which a Request for Proposals was recently issued and awarded, as a mixed-use building including the following uses: lab, research and development, commercial, and local retail;
- Plans to issue an RFP for Parcel P-15B (the Bunker Hill College Parking Lots) for a mixed-use development that will include 100 deeply affordable BHA replacement units;

- To provide and preserve public ways, parks and plazas, including privately owned public spaces (POPs) along the Harborwalk, which encourage pedestrians to enjoy open space and its activities;
- The use of eminent domain, as necessary, for title clearance for parcel assemblage, particularly important for land exchange for climate resiliency measures;
- The use of urban renewal tools to aid in carrying out plans and initiatives for planning, including Imagine Boston 2030 and PLAN: Charlestown. Under the guidance of PLAN: Charlestown there will be a comprehensive and coordinated plan to ensure the equitable provision of infrastructure to support neighborhood needs in the areas of: transportation, parks and open space, climate resilience, education and affordable housing.

Downtown Waterfront – Faneuil Hall

Overview

The Downtown Waterfront-Faneuil Hall Urban Renewal Plan (“Downtown Waterfront - Faneuil Hall”) area is located in downtown Boston and encompasses parts of the Financial District and North End of Boston. Downtown Waterfront-Faneuil Hall includes approximately 141.7 acres of land. The Plan’s goals and objectives include the revitalization of key portions of downtown Boston, establishing a functional connection between the North End, Government Center and the Financial District, creating an environment suitable to contemporary real estate development, the rehabilitation and preservation of historic buildings and bringing pedestrians to the water’s edge and Harbor. Major projects resulting from the Downtown Waterfront – Faneuil Hall plan include Rowes Wharf and 350 Atlantic Avenue, Harbor Towers, the Frog Pond Open Space, New England Aquarium, Marriott Long Wharf Hotel, Christopher Columbus Park, Rose Kennedy Garden, Ausonia Apartments, 71-87 Commercial Street, Mercantile Hall, North End Elderly, Harborside Inn, Marketplace Center, Quincy Market, Faneuil Hall, Dock Square Garage, and the Bostonian Hotel.

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.

Date	Action	Notes
3/2017	Amended LDA	Request authorization to enter into an Amended and Restated Land Disposition Agreement in connection with the nursing home on Parcel C-2-42A located at 40 Fulton Street.

5/2017	RFP, License Agreement	Request authorization to advertise and issue a Request for Proposals for the 2017 Sail Boston Merchandise Vendor(s) Program in conjunction with the 2017 Sail Boston Tall Ships Parade event.
7/2017	License Agreement	Request authorization to enter into a License Agreement with the Cap Long Wharf LLC for use of a portion of Long Wharf Park for demolition laydown space.
9/2017	RFP	Request authorization to advertise and issue a Request for Proposals for Engineering Design Services for a capital project located at Long Wharf.
3/2018	License Agreement	Request authorization to execute a license agreement with Dodd House Gift Shoppe LLC for the 2018 Merchandise Vendor Services Program.
7/2018	Minor Mod, Easement Agreement, Certificate of Approval,	Request authorization to adopt a Minor Modification for Parcel 13/14 and Parcel E-1, respectively located at 60 State Street; to enter into an Easement Agreement; to approve construction work within 10 feet of the northerly boundary; to issue a Certification of Approval pursuant to Article 80, Section 80E-6 of the Zoning Code for the renovation and expansion of the restaurant on the rear side; to recommend approval to the Board of Appeal for the necessary zoning relief; and, to take all related actions.
3/2019	Schedule Public Meeting	Request authorization to schedule a Public Hearing to consider the Development Plan for Planned Development Area No.123, 20 Clinton Street, Dock Square, also known as Parcel E-8.
4/2019	Schedule Public Meeting	Request authorization to schedule a Public Hearing to consider the Development Plan for Planned Development Area No.123, 20 Clinton Street, Dock Square, also known as Parcel E-8.
5/2019	Schedule Public Meeting	Request authorization to schedule a Public Hearing on the Development Plan for Planned Development Area No. 123, 20 Clinton Street, Dock Square, also known as Parcel E-8.
6/2019	Approve Development Plan	Request authorization to approve the Development Plan for Planned Development Area No. 123, 20 Clinton Street, Dock Square, also known as Parcel E-8, for construction of up to 209 multifamily homeownership units, including 27 IDP units, approximately 1 1,500 sf of ground level retail/restaurant/services space.

2/2020	<u>Amend Lease Amendment</u>	Request authorization to execute an amendment to the Lease Agreement with Boston Water boat Marina, Inc. to allow use of 250 square feet of land and 96,625 square feet of water sheet on the north-side of Long Wharf.
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.

Community Process

The BPDA conducted an initial community process in Downtown Waterfront-Faneuil Hall on November 21, 2019. The meeting was duly advertised in the Boston Bulletin, Boston Guardian, Boston SUN, Post-Gazette North End, Regional Review and in the BPDA’s Urban Renewal Newsletter and online calendar.

This initial community meeting consisted of residents and students from local universities. During this public meeting those in attendance did not raise an objection to an extension of the Plan and to date a boundary change has not been requested from the community. Instead, the overall discussion revolved around (1) how to best utilize the remaining BPDA owned parcels in the area and (2) concerns over the loss of regulatory restrictions if the Plan were to sunset.

As stated those in attendance were most interested in discussing the future of BPDA owned parcels in the area such as Parcel B-3, located at Sargent’s Wharf and others at Cross and Fulton Street. Residents expressed a collective desire for the parcels to be reused to increase income restricted housing and open space in the plan area. The community also raised concerns regarding properties currently under lease, such as Faneuil Hall and McKinley Square, questioning their future viability.

Other members of the public in attendance and those that have reached out since have raised concerns over the loss of LDAs, regulatory restrictions or restricted land uses should the Plan expire. Regulatory restrictions such as the LDA placed over the North End Rehabilitation and Nursing Center was often referenced in these conversations with many discussing what the

regulatory loss may mean for the neighborhood, citing the potential further reduction of income restricted and elderly housing.

BPDA Owned Property in the Downtown Waterfront Faneuil-Hall 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
DTWF	0303004000	206 ATLANTIC AV	211304	Commercial	Open Space	Walkway along Long Wharf Marriott
DTWF Parcel A-8	0303026000	0 ATLANTIC AV	115004	Commercial	Open Space	Parcel A-8 Parking Lot License
DTWF Portion of Parcel B-3	0303036005	0 EASTERN AV	876	Parking	Parking lot	Parcel B-3, Sargent's Wharf Parking Lot Surface level parking lot along water
DTWF	0302990010	ATLANTIC AV	10475	Open Space	Open Space	Long wharf boat access and

						sidewalk with kiosks.
DTWF Portion of Parcel B-3	0303036001	0 SARGENTS WHARF	13350	Parking	Parking lot	Parcel B-3, Sargent's Wharf Parking Lot
DTWF	0303670000	CLINTON ST	209363	Commercial	Ground Leased	Faneuil Hall
DTWF	0303465100	0 FULTON ST	25272	Parking	Parking lot	Fulton Street Lot
DTWF Parcel A-8	0303027000	0 ATLANTIC AV	51500	Vacant	Open Space	Water-sheet beside Columbus Park
DTWF	0303466000	0 CROSS ST	12128	Parking	Parking lot	Fulton St Lot.
DTWF	0303594000	150 CROSS ST	537	Vacant	Not Developable	Side-walk in front of buildings on Cross Street.
DTWF Parcel D-9	0303822010	0 MCKINLEY SQ	15662	Agreement	Long Term Maintenance Agreement	Marriott maintains this parcel
DTWF	0303994010	CUSTOM HOUSE ST	2952	Vacant	Long Term Maintenance Agreement	Surface
DTWF	0303624000	1 COMMERCIAL ST	683	Vacant	Not Developable	Sidewalk
DTWF Portion of Parcel B-3	0303037000	1 EASTERN AV	81325	Parking	Parking lot	Sargent's Wharf Parking
DTWF Parcel C-2	0303550000	0 RICHMOND ST	8315	Open Space	Open Space	Sitting Park

Timetable for Sunsetting

Based on community feedback, planning, and analysis further described below, the BPDA proposes to request an extension for the term of Downtown Waterfront – Faneuil Hall for an additional 8 years. The extension will allow the BPDA to utilize Downtown Waterfront – Faneuil Hall, for the preparation of the redevelopment of Sargent's Wharf, the Cross and Fulton Street lots; redevelopment of Faneuil Hall with the BPDA's long term ground tenant including revitalization of the project, especially due to recent commercial and business closures as a result of the Covid-19 pandemic; continued redevelopment of Long Wharf, including marine oriented activities and creating public ways, parks, and plazas, which encourage pedestrians to enjoy the Boston Harbor and its activities; and with the owner of the Boston Harbor Garage, redevelopment of the garage into a mixed use project that meets several objectives of Downtown Waterfront – Faneuil Hall.

Analysis of whether or not the Urban Renewal Plans should remain as drawn or be modified

The BPDA proposes that the boundary of Downtown Waterfront – Faneuil Hall should remain as drawn. The boundary captures all of the water's edge and water sheet from the Northern Avenue Bridge to Battery Wharf. Downtown Waterfront – Faneuil Hall is affected by climate change, most specifically sea level rise and storm surge inundation. BPDA recommends the use of urban renewal tools to facilitate but also protect development close to the water from such climate change. Based on community feedback, no constituents requested a review of the boundary when suggested by BPDA staff, nor does staff make such recommendation.

Framework and timetable of action for extension after the current six year extension

The BPDA owns 21 parcels in the Downtown Waterfront – Faneuil Hall that require further planning for disposition, most notably Sargent's Wharf, a more than 81,000 square foot parcel abutting the Boston Harbor as well as parcels on Cross and Fulton Streets that are currently used as surface parking. In addition to these parcels in our inventory, the BPDA monitors approximately 72 other parcels of land under LDAs or ground leases including Marketplace Center, Quincy Market, Dock Square Garage, and North End Elderly, to name a few. The 8 year extension will allow for the BPDA to continue to accomplish the goals and objectives within the Downtown Waterfront – Faneuil Hall Plan both with its use of urban renewal tools to further community goals via the disposition of BPDA owned property and by its currently existing regulatory restrictions on those seeking redevelopment. The goals and objectives left to be accomplished include:

- Plans for redevelopment of Sargent's Wharf potentially into open space and taking into account the current use as a parking lot;
- Plans for the redevelopment of the Parking Lot on Cross and Fulton Street, taking into account the current use;
- Continued maintenance of infrastructure and economic activity on Long Wharf to bring pedestrians to the water's edge and Harbor Islands;
- Working with ground tenant of Marketplace Center and Quincy Market to carry out the goals of the plan for such parcels including the preservation of its historical significance while upgrading the property;
- To provide and preserve public ways, parks and plazas, including privately owned public spaces (POPs), which encourage pedestrians to enjoy open space, the harbor and its activities;
- Work with the developer of the Harbor Garage for the redevelopment of such parcel consistent with the objectives, plans and goals provided for under the plan;
- The use of eminent domain for title clearance for parcel assemblage, particularly important for land exchange for climate resiliency measures; and
- The use of urban renewal tools to aid in carrying out plans and initiatives for planning, including Boston 2030, Plan: Downtown, and the Boston Municipal Harbor Plan.

Government Center

Overview

The Government Center Urban Renewal Plan ("Government Center") is in the Downtown of Boston and consists of approximately 60.9 acres of land. The plan's goals and objectives include the integration of new public and private offices, including major governmental facilities, and the improvement of vehicular, pedestrian and mass transit access to and through the area. Additional benefits of the redevelopment plan included the placing of public utilities underground, improved public transit system, attractive landscaping, new street lighting, new public plaza spaces and rehabilitation of historic buildings. Major projects resulting from the plan include the Hurley Building, Lindeman Center, Brooke Courthouse, Area 1 Police Station, Kennedy Federal Building, Government Center Garage, Boston City Hall, the Holocaust Memorial and 28 State Street Building.

Urban Renewal Plan Area Update

Below is a list of the urban renewal BPDA Board Actions that have occurred since the 2016 extension in Government Center. In total there have been 5 urban renewal related actions regarding this plan. The actions consist mostly of minor modifications to allow for land use changes to help facilitate redevelopment.

Date	Action	Notes
03/2017	Easement Agreement	Request authorization to enter into easement agreements with utilities in connection with a portion of City Hall Plaza
04/2018	Extend License Agreement, Execute Easement & Agreement	Request authorization to extend the License Agreement for the Government Center MBTA Head-house; and to execute a permanent easement.
07/2018	Minor Mod, Easement Agreement, Certificate of Approval	Request authorization to adopt a Minor Modification for Parcel 13/14 and Parcel E-1, respectively located at 60 State Street; to enter into an Easement Agreement; to approve construction work within 10 feet of the northerly boundary; to issue a Certification of Approval pursuant to Article 80, Section 80E-6 of the Zoning Code for the renovation and expansion of the restaurant on the rear side.

04/2020	Minor Mod	Request authorization to adopt a Minor Modification to the Government Center Urban Renewal Plan to include Community Uses on Parcel 11 for the City Hall Plaza Renovations Project.
05/2020	Adopt Minor Mod, Amend LDA, Petition PIC	Request authorization to adopt a Minor Modification to the Government Center Urban Renewal Area with respect to The Ames Building Redevelopment located on Parcel 6 at 1 Court Street to allow for institutional use, including but not limited to student housing-dormitory use.

Community Process

The BPDA conducted an initial community process of the Government Center Urban Renewal Plan Area on September 26, 2019. The meeting was duly advertised in the Boston Bulletin, Boston Guardian and Boston Sun in addition to the BPDA’s Urban Renewal and Downtown Mailing Lists.

The initial community meeting consisted mostly of students from local universities, members of the business community and residents of the West End and Beacon Hill neighborhoods. During this meeting those in attendance did not raise an objection to the possibility of an extension of Government Center. In addition, no members of the community have reached out with strong feelings regarding a boundary review. That being said residents and others that have reached out did mention their support for the redesign of the BPDA owned City Hall Plaza project citing the need for the plaza to become a welcoming, people-centric and sustainable gathering site as was originally intended. Other members emphasized their desire for the Plan and existing Land Disposition Agreements (“LDAs”) with design review restrictions be maintained to preserve the remaining historic fabric and important architecture style in the area citing the preservation of the Sears Crescent Building, Steaming Kettle and some of the creations of the architects who worked on many of the modern government buildings in the area.

BPDA Owned Property in the Government Center 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 12 properties remaining in our inventory:

Urban Renewal Area	Assessing ID	Address	Lot Size	Use	Status	Review
Government Center	0302620000	0 BOWDOIN SQ	14288	Open Space	Not Developable	Richard Cardinal Cushing Memorial Park.

Parcel 2A and Portion of Parcel 2						
Government Center	0302625010	BOWKER ST	3225	Vacant	Long Term Maintenance Agreement	Permanent highway easement granted to COB.
Government Center Portion of Parcel 11	0302718000	0 CAMBRIDGE ST	8252	Open Space	Not Developable	Court House Plaza. Open Space potential future development.
Government Center Portion of Parcel 11	0302616000	0 CORNHILL ST	5075	Open Space	Long Term Maintenance Agreement	Walkway along City Hall Plaza and the Government Center MBTA stop.
Government Center Portion of Parcel 7 & 12	0302617000	0 CONGRESS ST	21059	Open Space	Ground Leased	Parcel contains the Shoah Jewish Holocaust Memorial along with the James Michael Curley Memorial Plaza.
Government Center Parcel 3-GC	0302646000	0 NEW CHARDON	1400	Open Space	Not Developable	Open space next to 43 Hawkins Street parking (10 cars).
Government Center	0303695000	0 STATE ST	8654	Open Space	Not Developable	Triangular walkway between Citizens Bank and One Washington Mall.

Government Center Parcel 3-CH	0302643000	0 HAWKINS ST	4090	Vacant	Not Developable	EDIC entrance, pocket park, car parking for 43 Hawkins street offices.
Government Center Portion of Parcel 11	0302600000	1 CAMBRIDGE ST	28654	Open Space	Long Term Maintenance Agreement	Walkway along City Hall Plaza and the Government Center MBTA stop.
Government Center Portion of Parcel 11	0302604000	0 CAMBRIDGE ST	243879	Open Space	Long Term Maintenance Agreement	Brick surface, stairs, seating areas and small trees.
Government Center Portion of Parcel 2	0302627000	0 NEW SUDBURY ST	3080	Vacant	Not Developable	Walkway from Sudbury to Hawkins
Government Center Portion of Parcel 2	0302625000	0 HAWKINS ST	1169	Vacant	Long Term Maintenance Agreement	Permanent highway easement granted to COB.

Timetable for Sunsetting

Based on community feedback, planning, and analysis further described below, the BPDA plans to request an extension for the term of Government Center for an additional eight (8) years. The extension will allow the BPDA to utilize Government Center for the completion of the redevelopment of City Hall Plaza, preparation for the disposition of Cardinal Cushing Park for the maintenance of public open space, parcel assemblage with city owned land to address aging public facilities surrounding Hawkins Street via the disposition of a development parcel

located at 43 Hawkins Street, and for transfer and redevelopment of the remaining BPDA owned parcels.

Analysis of whether or not the Urban Renewal Plans should remain as drawn or be modified

The BPDA proposes that the boundary of Government Center should remain as drawn. The boundary encompasses parcels and buildings necessary to create design continuity between public and private parcels in order to heighten the awareness of the essential inter-relation of all Government Center buildings, open spaces, and pedestrian and vehicular ways. BPDA recommends the use of Urban Renewal tools to revitalize and create a symbol of democratic government and its related institutions in the physical context of the surrounding historical districts, thereby continuing and improving the important role the area has played in the political, social and cultural history of Boston and the United States. Based on community feedback, no constituents requested a review of the boundary when suggested by BPDA staff, nor does staff make such recommendation.

Framework and timetable of action for extension after the current six year extension

The BPDA owns approximately 12 parcels of land within Government Center, most prominently including City Hall Plaza, public property around 43 Hawkins and the Area 1 Police Station, Cardinal Cushing Park, and the Holocaust Memorial. Much of these parcels are used as public open space. The BPDA has been working closely with the City of Boston on active redevelopment of City Hall and City Hall Plaza and renovations to City Hall Plaza are under construction. In addition, the BPDA has been working with the city on a parcel assemblage for a development parcel at 43 Hawkins Street. A new development at such site would include the goal and objectives of Government Center by ensuring adequate open space and public use. The BPDA continues to use its Urban Renewal tools within this area to facilitate the rehabilitation and maintenance of City Hall Plaza, including the facilitating coordination with the MBTA for the infrastructure below the plaza.

The 8-year extension takes into account time to accomplish the goals and objectives in Government Center, including the following:

- Completion of the renovation of City Hall Plaza, and maintenance of the open space;
- Parcel assemblage with city owned property for development at 43 Hawkins Street;
- Disposition of Cardinal Cushing Park to the State and transfer of the Holocaust Memorial; and
- Use of Urban Renewal tools to aid in carrying out plans and initiatives for planning, including Boston 2030.

South End

Overview

The South End Urban Renewal Plan ("South End") covers the South End and Lower Roxbury neighborhoods of Boston and includes approximately 626.2 acres of land. This plan's goals and objectives intended to eliminate severe conditions of blight, deterioration, incompatible land uses and traffic congestion while transforming the area into an economically, socially, and racially integrated community. The plan set out to achieve these goals by emphasizing the rehabilitation and creation of new housing for low income, elderly and displaced residents, while maintaining a focus on community, non-profit, recreational and cultural uses remaining in the plan area. In addition, the plan earmarked medical, institutional and industrial uses to appropriate areas for growth while maintaining street patterns and creating parks within neighborhood. Major projects resulting from this plan include urban renewal efforts such as Castle Square, Villa Victoria, Roxse Homes, Camfield Gardens, Peabody Towers, Art Block, Tent City, the Boston Center for the Arts, the Boston Medical Center, the Tropical Foods Market, and Peters Park amongst hundreds of urban renewal related developments that have focused on transforming the plan area into an economically and culturally diverse neighborhood in Boston. The Agency continues to strive towards these goals, through the preservation of expiring affordable housing projects such as Concord House and 75 Northampton Street, and the continuous transfer of numerous sliver parcels for community gardens and open space designations in the South End.

Urban Renewal Plan Area Update

The South End continues to be an active Urban Renewal Area, in total there have been 36 urban renewal related actions taken to the BPDA Board for approval since the plan was extended in 2016. Below is a comprehensive list of those actions:

Date	Action	Notes
11/2016	Amended LDA	Request Authorization to execute 5th Amendment to Land Disposition Agreement and Fourth Amendment to the Master Covenant for Affordable Housing with ArtBlock, LLC to clarify that the 23 affordable units at the ArtBlock Project located on Parcel R-10 at 725-735 Harrison Avenue are monitored by the Department of Neighborhood Development. 23 (Affordable Units)
03/2017	Minor Mod, PDA	Request authorization to adopt a minor modification to the South End Urban Renewal Plan for Parcels 47, 54G, 54H, 56 and 56A; to approve the Development Plan for Planned Development Area No. 1 10 - Harrison Albany Block Development, South End pursuant to Section 80C of the Zoning Code; to petition the Zoning Commission for approval of the Development Plan and associated map amendment pursuant to Section 3-1A.a and 80C of the Zoning Code; to execute Amended and Restated Land Disposition Agreements; to issue a Preliminary Adequacy Determination waiving further review pursuant to Section 80B-5.4(cXiv) of the Zoning Code for the construction/renovation of 650 residential rental units, with 65 IDP units, 20,000 square feet of retail/cultural

		space, 80,000 square feet of office space and a 650 car parking garage; and, to take all related actions.
03/2017	Cert of Completion	Request authorization to issue a Certificate of Completion for Parcel RR-23 located at 20 Sussex Street.
05/2017	Minor Mod, Accept Deed, Execute Deed, Amended LDA, Petition PIC	Request authorization to adopt a Minor Modification for Parcel X-32 in the South End Urban Renewal Area; to adopt a Minor Modification for Parcel X-32 in the Campus High School Urban Renewal Area; to accept a deed from MassDOT for a portion of Brook Marshall Road within Parcel X-32; to petition the PIC to discontinue a portion of Brook Marshall Road; to execute a deed for the Brook Marshall Road Parcel for the Madison Park In-fill Sites Projects; to execute an amendment to the Amended and Restated Land Disposition Agreement; and, to take all related actions.
05/2017	Minor Mod	Request authorization to adopt a Minor Modification with respect to Parcel 30A located on Rutland Street; to convey Parcels 30A, RR-15 and RR-158 to Boston Natural Area Network for community gardens and open space; and, to take all related actions
06/2017	Minor Mod	Request authorization to adopt a Minor Modification with respect to Parcel 30A located on Rutland Street; to convey Parcels 30A, RR-15 and RR-158 to Boston Natural Area Network for community gardens and open space; and, to take all related actions
06/2017	Assignment	Request authorization to consent to the assignment of Sherwin-Williams Company's interest to Boston Aging Concerns -Young and Old United, Inc. for the West Newton Project on Parcels SE-105 and SE-121 located at 35 West Newton Street.
06/2017	Cert of Completion	Request authorization to issue a Certificate of Completion for the residential rehabilitation on Parcel RR-89 located at 213 West Springfield Street.
07/2017	Confirmatory Order of Taking, Amended License Agreements, Execute Deed	Request authorization to adopt a Confirmatory Order of Taking; to execute amendments to the License Agreements for Parcel 30A and Parcels RR-15A and RR-158 extending said Agreements to December 31, 2017; to execute a deed conveying the registered BRA-owned land within the Worcester Community Garden to the Trustees of Reservations for a community garden and public open space.
09/2017	Minor Mod, Amended Lease	Request authorization to adopt a minor modification to the South End Urban Renewal Plan allowing institutional uses; to execute an amendment to the Ground Lease with Crosstown Center Hotel LLC dated August 20, 2002; and to take all related actions.
09/2017	Order of Taking, Convey Air Rights, Petition PIC	Request authorization to adopt an Order of Taking pursuant to the provisions of Massachusetts General Laws, Ch.79, for the acquisition by eminent domain of certain air rights owned by the City of Boston and to convey said air rights to 1065 Tremont Street LLC; to petition the Public Improvements Commission for the discontinuance of the certain air rights; and, to take all related actions.

09/2017	Minor Mod	Request authorization to adopt a minor modification to the south End Urban Renewal Plan with respect to Parcel 22a located at 151 Lenox Street to modify its land use.
11/2017	Order of Taking, Amended Identification Agreement	Request authorization to adopt an Order of Taking for the portion of Brook Marshall Road within Parcel X-32 in the South End and Campus High School Urban Renewal Areas; to execute an amendment to Identification Agreement with Madison Melnea Cass LLC in connection with the acquisition, discontinuance and transfer of said road; and, to take all related actions.
12/2017	Amended LDA, Issued LDA	Request authorization to enter into a Second Amendment to the Land Disposition Agreement for Parcel SE-13 in the South End Urban Renewal Area to amend the property description to remove a portion of Parcel SE-13; and, to enter into a New Land Disposition Agreement for the carved-out portion to allow for the development of a previously approved One Newcomb Place Project.
01/2018	Schedule Public Meeting	Request authorization to schedule a Public Hearing on April 12,2018 at 6:00 p.m. or at a date and time to be determined by the Director, to consider the Second Amendment to the Development Plan for Harrison Commons and Harrison Court within Planned Development Area No. 59 in connection with 771 Harrison Avenue also known as the Cosmopolitan in the South End Urban Renewal Area.
03/2018	Executed Deed	Request authorization to execute a deed transferring the Atelier Theater Unit to the Boston Center of the Arts pursuant to the provisions of the Theater lease.
03/2018	Award Tentative Designation	Request authorization to award Tentative Designation of Tenants' Development Corporation as Redeveloper for the construction of a community center including their headquarters office space on Parcel 22a located at 151 Lenox Street in the South End Urban Renewal Area.
06/2018	Approve Development Plan	Request authorization to approve the Development Plan for Planned Development Area No. 1 14, Shawmut Avenue/Washington Street pursuant to Section 80C of the Zoning Code; to petition the Zoning Commission for approval of PDA No. 1 14 and associated Map Amendment; to issue a Scoping Determination waiving further review of Article 80,Section 808-5.3(d) of the Zoning Code for the development of three parcels consisting of 139 residential units and 110 garaged parking spaces located at 112 Shawmut Avenue; 313 residential units, 14,600 square feet of ground floor commercial, retail, cultural and/or community space with 120 underground parking spaces located at 50 Herald Street and construction of two religious sanctuaries for 1,130 people, a gymnasium, fitness rooms, offices, classrooms and meeting spaces, 2,000 ground floor commercial space, 84 residential units and 30 underground parking spaces located at120 Shawmut Avenue, including 139 IDP units of the total project; to adopt two Minor Modifications to the South End

		Urban Renewal Area for Parcel 3 and Parcel 4; and, to take all related actions.
07/2018	Approve Development Plan	Request authorization to approve the Development Plan for Planned Development Area No. 1 19, Exchange South End Redevelopment; to petition the Zoning Commission for approval of said PDA No. 119 and associated map amendment, adding the designation "D", indicating a Planned Development Area Overlay district to issue a Preliminary Adequacy Determination waiving further review pursuant to Article 808-5.4(cXiv) of the Zoning Code for a phased construction of four buildings(Buildings A, B, C and D), consisting of approximately 1,599,425 square feet of mixed-use office space, commercial and/or life science research space, 22,430 square feet of ground floor retail space and 30,000 square feet of civic space, a 1+ acre central publicly accessible open space; and 1,145 below ground parking spaces located at Albany Street, Biosquare Drive and Frontage Road; to approve the Exchange South End Project as a Development Impact Project; to execute an Amended and Restated Land Disposition Agreement in connection with Parcel 48B of the South End Urban Renewal Area; and, to take all related actions
08/2018	Minor Mod, RFP	Request authorization to adopt a Minor Modification to the South End Urban Renewal Plan adding community open space use to Parcel 5 located at 142 Shawmut Avenue; to advertise and issue a Request for Proposals for the disposition of Parcel 5 located at 142 Shawmut Avenue to create a permanent community landscaped open space and a pedestrian connection; and to take all related matters.
02/2019	Extend Tentative Designation	Request authorization to extend the Tentative Designation of Tenants' Development Corporation for the development of a community center and office space at 151 Lenox Street in the South End Urban Renewal Area.
03/2019	Extend Tentative Designation	Request authorization to extend the Tentative Designation of Tenants' Development Corporation for the development of a community center on Parcel 22a located at 151 Lenox Street in the South End Urban Renewal Area.
06/2019	Extend Tentative Designation	Request authorization to extend the Tentative Designation of Tenants' Development Corporation as Redeveloper of Parcel 22a located at 151 Lenox Street in the South End Urban Renewal Area.
09/2019	Easement Agreement	Request authorization to enter into an Easement Agreement with National Grid to service the building on Parcel X-26-1 located at 1008-1012 Tremont Street in the South End Urban Renewal Area.
11/2019	Extend Tentative Designation	Request authorization to extend the Tentative Designation with Tenants' Development Corporation as Redeveloper of 151 Lenox Street in the South End Urban Renewal Area for the development of a community center; and, to take all related matters
12/2019	Minor Mod, Amend LDA	Request authorization to adopt a Minor Modification to the South End Urban Renewal Plan with respect to Parcel 17 to allow a mixed use building located at 566 Columbus Avenue; to issue a Scoping

		Determination waiving further review pursuant to Article 80, Section 80B-5.3(d) of the Zoning Code for the construction of 66 residential homeownership units, including 11 IDP artist live/work units, 5,000 square feet of ground floor commercial space and 42 off street parking spaces located at 566 Columbus Avenue; to enter into an Amended and Restated Land Disposition Agreement; and, to take all related actions.
12/2019	Minor Mod, Amend LDA	Request authorization to adopt a Minor Modification to the South End Urban Renewal Plan with respect to Parcel 57 located at 380 Northampton Street for redevelopment and Parcel 59 located at 599 Columbus Avenue to be subdivided into Parcel 59A and Parcel 59B; to issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Zoning Code for the Northampton Street residences consisting of 47 income restricted residential rental units; to petition the Zoning Commission for approval of an Urban Renewal Area Overlay District under Section 3-1 A(b) of the Zoning Code to allow existing uses of the Newcastle Saranac Apartments located in Parcels 57 & 59 of the South End Urban Renewal Plan; to enter into a new or amended Land Disposition Agreements for Parcels 57, 59A and 59B; and, to take all related actions.
01/2020	Certificate of Completion	Request authorization to issue a Certificate of Completion for the Melnea Residences component of the Melnea Hotel and Residences Project located on Parcel 9 in the South End Urban Renewal Area.
03/2020	Extend Tentative Designation	Request authorization to extend the Tentative Designation of Tenants' Development Corporation, as redeveloper of Parcel 22a located at 151 Lenox Street in the South End Urban Renewal Area for the development of a community center.
06/2020	Partial Cert of Completion	Request authorization to issue a Partial Certificate of Completion in accordance with Section 3.05 of the Land Disposition Agreement, as amended, between the BRA and Hamilton Northeast Development LLC for the successful completion of the 150 Camden Street project located on a portion of Parcel 16 in the South End Urban Renewal Area, Project No. Mass. R-56.
06/2020	Cert of Completion	Request authorization to issue a Certificate of Completion to United South End Settlements for the 566 Columbia Avenue project in the South End Urban Renewal Area.
07/2020	RFP	Request authorization to re-advertise and re-issue a Request for Proposals for the disposition of Parcel 5 located at 142 Shawmut Street in the South End Urban Renewal Area.
08/2020	Cert of Completion	Request authorization to issue a Certificate of Completion to Trebhershaw Limited Partners for the 484 Tremont Street project, known as Castle Square located on Parcel 1 in the South End Urban Renewal Plan Area, Project No. Mass. R-56 in accordance with Section 304 of the Second Supplementary Land Disposition Agreement.
09/2020	Cert of Completion	Request authorization to issue a Certificate of Completion to Trebhershaw Limited Partners for the 484 Tremont Street project,

		known as Castle Square located on Parcel 1 in the South End Urban Renewal Plan Area, Project No. Mass. R-56 in accordance with Section 304 of the Second Supplementary Land Disposition Agreement.
09/2020	Extend Tentative Designation	Request authorization to extend the Tentative Designation of Tenants' Development Corporation as redeveloper of the development of a community center, including office space for its headquarters, on Parcel 22a in the South End Urban Renewal Area, Project No. Mass R-56, located at 151 Lenox Street in Roxbury.
12/2020	Tentative Designation	Request to extend the Tentative Designation of Tenants' Development Corporation for the development of a community center, including office space for its headquarters, on Parcel 22a in the South End Urban Renewal Area, Project No. Mass R-56 located at 151 Lenox Street in Roxbury.

Community Process

On November 8, 2020 the BPDA conducted an initial community process regarding the future of the South End Urban Renewal Plan with a diverse group of residents consisting of community members, civic leaders, elected officials and business owners in the South End and Lower Roxbury neighborhoods of Boston. The meeting was duly advertised in the Bay State Banner, Boston Bulletin, South End News, an El Mundo, in addition to the BPDA's Urban Renewal Newsletter and online calendar. Translation and Interpretation services were provided in multiple languages including Spanish, Mandarin and Cantonese.

Overall, those in attendance at the community meeting and those who have reached out independently did not request that the plan be allowed to sunset, instead members of the community emphasized the importance of protecting certain land uses, regulatory restrictions and land disposition agreements within the plan area. Going further, community members have been clear to state that they did not want to put at risk any cultural, community, elderly, open space uses or affordability restrictions tied to the plan. The overarching sentiment amongst those that have engaged in the process has been that the elimination or diminishing of such uses would further devastate the diversity and equity goals of their shared neighborhood.

Additionally, some members of the community have reached out with an interest in the future of BPDA owned property within the plan area. These community leaders emphasized additional needs in their community such as open space, flood retention, and preservation of existing mature trees. These residents felt that BPDA owned properties should enhance those shared community goals.

BPDA Owned Property in the South End Urban Renewal Plan Area

The BPDA continues to be active in the planning, transfer and disposition of these BPDA Owned Urban Renewal Parcels. Below is a comprehensive review of those properties:

Urban Renewal Area	Assessing ID	Address	Lot Size	Use	Status	Review
South End A portion of Parcel 20	0901448010	140 Lenox St	3812	Parking	Not Developable	BHA uses for parking.
South End	0500815228	527 Tremont St	42001	Mixed Use	Ground Leased	Parcel consists of Theater and Druker Condominiums
South End	0800900020	Massachusetts Av	40732	Commercial	Ground Leased	Parcel 200 part of Crosstown Center.
South End	0800900200	Hampden St	8842	Vacant	Future Planning Needed	Development site, abuts Crosstown
South End	0306182000	0 Herald St	2294	Vacant	Not Developable	Hold for redevelopment of adjacent lot.
South End	0800900150	Albany St	50467	Commercial	Ground Leased	Part of Parcel 200 Crosstown Center.
South End Parcel A-SE	0500478006	0 Millicent Wy	19524	Open Space	Open Space/Community Garden	Site has been developed as playground within the Castle Sq. foot from the Shawmut Ave.
South End Parcel RR-16	0900537000	68 Rutland St	1900	Vacant	Future Planning Needed	Infill housing site in between existing row houses on Rutland street.
South End Parcel 22-A	0901205000	151 Lenox St	4692	Commercial	Designated	Parcel is located at the corner of Lenox and Tremont St. next to a recently developed (2015) residential 9-unit bldg. Current use is parking.

South End Parcel R-35B	0801853000	35 E Lenox St	680	Parking	Future Planning Needed	Month-to-month license.
South End	0900420000	0 Rutland St	4023	Vacant	Not Developable	Newland Street runs from Rutland St. to W. Concord St. and is primarily used as an easement for residents to park.
South End	0902100010	450 Melnea Cass BLVD	15739	Commercial	Ground Leased	MassDOT owns the fee to this parcel, ground leased to BPDA.
South End	0500478007	0 Village Ct	3262	Open Space	Open Space/Community Garden	Sidewalk areas inside of Village Ct., L shaped area within Castle Sq. developments.
South End Parcel F	0500478000	0 Village Ct	11737	Open Space	Open Space/Community Garden	All open space within Castle Sq. Development.
South End Parcel R-35A	0801845000	19 E Lenox St	680	Parking	Future Planning Needed	Month-to-month Lease
South End	0901925010	Tremont St	6879	Vacant	Future Planning Needed	RFP
South End Parcel R-35B	0801848000	25 E Lenox St	680	Parking	Future Planning Needed	Month-to-month license.
South End Parcel R-35B	0801852000	33 E Lenox St	680	Parking	Future Planning Needed	License Agreement
South End	0800900100	Melnea Cass BLVD	48132	Open Space	Ground Leased	200 B leased to Crosstown Center Common Area

South End Parcel R-35	0801850000	29 E Lenox St	680	Parking	Future Planning Needed	Month-to-month license.
South End Parcel 9-S	0901710000	16 Madison St	33113	Residential	Ground Leased	Also known as Parcel 9 Designated for Hotel, residential, and commercial use.
South End	0500478001	0 Tremont St	7845	Vacant	Long Term Maintenance Agreement	Long stretch of sidewalk that runs up Tremont from Community Bike up to Herald St.
South End Parcel R-35B (Or R-35b)	0801849000	27 E Lenox St	680	Parking	Future Planning Needed	Month-to-month license.
South End	0802130010	0 Melnea Cass BLVD	17058	Parking	Not Developable	Parcel is part of the Easement for Transportation purposes.
South End Parcel RR-95	0901905000	36 Hammond St\	1886	Vacant	Not Developable	Chain link fence along sidewalk. Small trees and grass.
South End	0901964000	Warwick St	1730	Vacant	Not Developable	Small triangular parcel abuts United Neighbors vacant building and COB community garden.
South End	0500818000	537 Tremont St	29412	Commercial	Ground Leased	Licensed to Boston Center for the Arts Inc.
South End Parcel PB-1	0500820000	17 Clarendon St	12834	Commercial	Ground Leased	Boston Ballet Center abuts parcel.
South End	0500550002	0 E Berkeley St	4153	Open Space	Open Space/Community Garden	Small open space/garden/park within the Castle Sq. Housing.

South End	0500590001	0 Shawmut Av	2614	Open Space	Open Space/Community Garden	Parcel is a small open space is maintained by Castle Sq.
South End Parcel R-35B (Or R-35b)	0801851000	31 E Lenox St	680	Parking	Future Planning Needed	Month-to-month license.
South End Parcel R-35B	0801847000	23 E Lenox St	680	Parking	Future Planning Needed	Month-to-month license.
South End Parcel P-21	0901475000	Washington St	470	Vacant	Not Developable	Narrow strip along and including sidewalk.
South End Parcel 11B	0400600000	Dartmouth St	140181	Residential	Ground Leased	Leased to Tent City. Site has been developed as housing.
South End	0800900050	811 Massachusetts Ave	107916	Commercial	Ground Leased	200A Leased to Crosstown Center Hotel LLC
South End Parcel B	0500478005	0 Millicent Wy	10855	Open Space	OpenSpace/Community Garden	Way is within the Castle Sq. Housing Development and is developed as a park.
South End Parcel 5-S	0306169000	0 Shawmut Av	8543	Vacant	OpenSpace/Community Garden	142 Shawmut Site. Reissuing RFP for garden.
South End	0800900300	Albany St	22646	Vacant	Future Planning Needed	Development site, abuts Crosstown
South End	0901925020	Tremont St	3052	Vacant	Future Planning Needed	RFP

South End	0901930010	Tremont St	5446	Vacant	Future Planning Needed	RFP
South End	0902130010	450 Melnea Cass BLVD	15739	Commercial	Ground Leased	Long Term Lease to Madison tropical Market LLC
South End	0500819010	Tremont St	10047	Commercial	Ground Leased	BCA License.
South End	0500819000	549 551 Tremont St	12500	Commercial	Ground Leased	Leased to Boston Center for the Arts
South End	0306039010	Nan E BERKELEY ST	2573	Vacant	Not Developable	The parcel is a sidewalk area.
South End	0500550000	0 Millicent Wy	3190	Open Space	Open Space/Community Garden	Small courtyard within the Castle Sq.
South End Parcel R-35A	0801843000	15 E Lenox St	498	Parking	Future Planning Needed	Month-to-month license to Suffolk Pawn Brokers.
South End	0901705000	425 - 435 Melnea Cass BLVD	37377	Commercial	Ground Leased	Ground lease to Melnea Hotel.
South End	0800900010	Albany St	1217	Open Space	Open Space/Community Garden	Parcel acquired as part of Parcel 200 for Crosstown project.
South End Parcel R-35A	0801844000	17 E Lenox St	680	Parking	Future Planning Needed	Month-to-month license.
South End Parcel SE-8	0900709010	0 Wellington St	3766	Vacant	Not Developable	Parcel is an actual street at the end of Wellington St. Transfer.
South End	0306040000	1225 Washington St	21601	Open Space	Open Space/Community Garden	Grassy area along perimeter of park.

Timetable for Sunsetting

Based on community feedback, planning, and analysis further described below, the BPDA plans to request an extension for the term of South End Urban Renewal Plan for an additional (8) eight years. The extension will allow the BPDA to regulate and continue to work with owners of Urban Renewal parcels and plan for the expiration of many LDAs, including the preservation of affordable housing and multi-use projects. Examples of some of the projects that are under review for additional uses or use changes include, the Ben Franklin Institute of Technology relocation and transfer of the parcels for new development for elderly residents, City Lights conversion of school/studio space into residential, Concord House parking lot used for additional residential in order to preserve the original housing as affordable, Newcastle Saranac preservation of affordable housing, and Boston Flower Exchange into a mixed- use project, to name a few. In addition, the extension takes into account the disposition of BPDA owned parcels, particularly those parcels on Shawmut Avenue that can be used for open space and community gardens, as requested by the community. Finally, the extension takes into account a community process for further discussion and proposal to change the boundaries of the South End Urban Renewal Plan, specifically to reduce the plan area.

Analysis of whether or not the Urban Renewal Plans should remain as drawn or be modified

The BPDA proposes that the boundary of South End Urban Renewal Plan should remain as drawn, with continued community process for further discussion and proposal to change the boundary to take place during the extension period. During the latest community outreach and meetings, Councilor Flynn requested that the BPDA review a boundary change and the BPDA will work with Councilor Flynn and his constituents on what such boundary change may entail. No other residents or community members expressed a desire to review the boundaries of the plan. Community participants expressed concerns about any loss of the regulatory restrictions on the South End Urban Renewal Plan parcels, as participants felt that such loss of certain uses such as affordable housing, cultural, community and open space uses would devastate the neighborhood.

Framework and timetable of action for extension after the current six year extension

There are approximately 435 South End Urban Renewal Plan parcels where the BPDA regulates approximately 217 projects with land use restrictions, mainly through LDAs and ground leases, and owns the rest of the parcels. The BPDA uses its Urban Renewal tools within this area to foster an economically, socially, and racially integrated community. In practice, the South End Urban Renewal Plan is used to curb over gentrification and to curb both direct and indirect displacement. The BPDA uses the plan to create a physical framework to facilitate the formation and execution of programs to cope with social and economic problems in the community. Finally, the South End Urban Renewal Plan continues to be relevant today as it provides a framework to take into account environmental conditions to better suit contemporary living.

Some of the more significant uses of the plan are to create and preserve affordable housing, including for the elderly, whenever possible. Examples of projects currently under review that strive to create additional affordable housing, including for the elderly are listed herein.

The 8 year extension takes into account time to accomplish the goals and objectives within the South End Urban Renewal Plan, including the following:

- Concord House Redevelopment Project;
- Ben Franklin Institute of Technology transfer;
- 566 Columbus Ave Redevelopment;
- Disposition of BPDA owned parcels on Shawmut Ave for community garden use;
- Continuing minor modifications to the plan to facilitate feasibility to support affordable housing;
- U designations to streamline permitting for affordable housing construction and rehabilitation;
- Disposition of parcels under Crosstown Center to Boston Medical Center and other parties for appropriate commercial, institutional and industrial growth;
- Change of use for continued development of Boston University parcels; and
- Continuation of the Harbor trail for pedestrian and bike transportation, to name a few.

Washington Park

Overview

The Washington Park Urban Renewal Plan Area, Project No. Mass. R-24 ("Washington Park" or "the Plan") is located in the Roxbury neighborhood of Boston and includes approximately 522 acres of land. The Plan's goals and objectives include preserving the neighborhood, reinforce the fabric of family and community life, provide a more wholesome framework of environmental conditions better suited to meet the requirements of contemporary living, remove deteriorated buildings, encourage the productive use of land, provide for the housing needs of low and moderate income families, the provision of residential units of every type, improved community services, the creation of new opportunities for private investment, and the provision of sites for schools, other public buildings and open spaces. Major projects include the Washington Park Mall, YMCA Warren/Hazelwood, Bridge Boston Charter School, Trotter School, Malcolm X Park I, Fountain Hill Square Condominium, Charlamé Park Homes, Marksdale Garden Co-Op, the Trotter Elementary School, the Warren Gardens Housing, Fountain Hill Square Condominiums, St. Joseph's Community, Inc., and the Academy Homes. More recent projects from the past year include 25 Fountain Street a project that adds 40 affordable home-ownership units to the neighborhood.

Urban Renewal Plan Area Update

Below is a list of the urban renewal BPDA Board Approvals that have occurred since the 2016 extension. In total there have been 22 urban renewal related actions taken to the BPDA Board for approval, the majority of which are in furtherance and for the facilitation of new development within the Washington Park Plan, including but not limited to authorizations to issue Requests for Proposals, to award or extend Tentative or Final Designation to developers in connection with such Requests for Proposals, to adopt Minor Modifications to the plan regarding land use and dimensions, to approve transfers of real property and to execute Land Disposition Agreements for such property, and to lastly to issue Certificates of Completion for construction.

Date	Action	Notes
11/2016	Requests for Proposals	Request authorization to issue a Request for Proposals for Garrison Trotter Phase III project in collaboration with the Department of Neighborhood Development for housing redevelopment of 71 & 73 Holworthy Street and 29 & 31 Hollander Street
11/2016	Certificate of Approval	Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the Garrison Trotter Phase II project consisting of 18 residential homeownership units located on Parcel A-2C, Parcel J-5b-1, Parcel L-55, Parcel L-54 and Parcel J-5b-2
03/2017	Certificate of Completion	Request Authorization to issue a Certificate of Completion for Parcel A-5, located on Dale Street
06/2017	Tentative Designation	Request authorization to award the Tentative Designation of CVJC, LLC for the development of fourteen residential units on Parcel L-43-B located at 41 Regent Street
08/2017	Certificate of Completion	Request authorization to issue Certificates of Completion for the landscaped open space on Parcel P1-83 located at 39A Dale Street
09/2017	Tentative Designation	Request authorization to ratify and confirm the Tentative Designation to CVJC, LLC as Redeveloper of Parcel L-43-B located at 41 Regent Street
03/2018	Extend Tentative Designation	Request authorization to extend the Tentative Designation of CVJC, LLC as Redeveloper of Parcel L-43-B located at 41 Regent Street
04/2018	Approve transfers	Request authorization to approve the transfer of a portion of Parcel-2A for Phase III of the Fountain Hill project to OFR Dev LLC; and, to execute all necessary documents
06/2018	Minor Modification	Request authorization to adopt a Minor Modification creating Parcels G-1A-1a, G-1A-2, G-1A-3a, I-1-a and I-1-b located on Washington Street, to set the permitted uses as residential, commercial and parking uses, and setting the "Land Use and Building Requirements" in connection with the Dudley Commercial site.
06/2018	Extend Tentative Designation	Request authorization to extend the Tentative Designation of CVSE, LLC as Redeveloper for the construction of up 14 residential units, including 2 affordable units, on Parcel L-43-B located at 41 Regent Street
06/2018	License Agreement	Request authorization to execute a License Agreement with St. Joseph Community, Inc., for the use of three BRA-owned parcels of land for the landscaping, adjacent to the 86 Crispus Attucks Place residential development located on Parcel C-5A
07/2018	Partial Certificate of Completion	Request authorization to issue Partial Certificates of Completion for the dwelling units in the Garrison Trotter Phase II project located on Parcels A-2C, J-5b-1, L-54, L-55 and J-5b-2.
11/2018	Award Final Designation, Execute Land	Request authorization to award Final Designation of Catalyst Ventures/Solidarity Enterprises LLC, as the Redeveloper of Parcel L-43-B located at 41 Regent Street, for 14 homeowner residential

	Disposition Agreement	units, including 2 IDP units; and to enter into a Land Disposition Agreement
03/2019	Extend Final Designation	Request authorization to ratify and confirm the Final Designation extension of Catalyst Ventures/Solidarity Enterprises LLC, for the redevelopment of 14 residential units, including 2 IDP units, on Parcel L-43-B, located at 41 Regent Street
07/2019	Minor Modification, Certificate of Approval, Execute Land Disposition Agreement	Request authorization to adopt a Minor Modification to the Washington Park Renewal Plan to include residential and parking use on Parcels H-1-A and H-3 located at 125 Warren Street; to issue a Certification of Approval pursuant to Article 80, Section 80E-6, Small Project Review of the Zoning Code for the construction of 28 residential rental units and 28 parking spaces; to enter into a Land Disposition Agreement for Parcels H-1-A and H-3 and the private parcel that comprises the site, which will supersede the original Land Disposition Agreement for Parcel H-3; and to take all related actions
09/2019	Extend Final Designation	Request authorization to extend the Final Designation of Catalyst Ventures/Solidarity Enterprises, LLC as Redeveloper of Parcel L-43-B, located at 41 Regent Street
03/2020	Extend Final Designation	Request authorization to extend the Final Designation of Catalyst Ventures/Solidarity Enterprises, LLC as Redeveloper of Parcel L-43-B, located at 41 Regent Street.
05/2020	License Agreement	Request authorization to enter into a License Agreement with the Mills Street Cooperative Inc. for use of the BRA-owned land located at 15 Mills Street, Parcel P-1A, for parking of up to ten cars for six months, with a six-month extension option.
11/2020	Certificate of Completion	Request authorization to issue a Certificate of Completion for the 1990 Columbus Avenue project, known as the Bunte Apartments (formerly known as Walnut Park on Parcel D-A), in accordance with Section 304 of the Land Disposition Agreement, by and between the BRA and the Boston Housing Authority, dated June 28, 1968.
12/2020	Final Designation	Request authorization to ratify and confirm the extension of, and further extend the Final Designation of Catalyst Ventures/Solidarity Enterprises, LLC, as the Redeveloper of Parcel L-43-B, located at 41 Regent Street.
12/2020	Minor Modification and Amend Land Disposition Agreement	Request authorization to adopt a Minor Modification of the Urban Renewal Plan of the Washington Park Urban Renewal Area Project No. Mass. R-24, with respect to a portion of Parcel I-2, so called I-2A; to enter into a Fourth Amendment of the Land Disposition Agreement with OFR DEV LLC; to issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Zoning Code for the construction of 40 affordable homeownership units, 41 parking spaces and 40 bicycle storage spaces located at 25 Fountain Street; to recommend approval to the Board of Appeal for zoning relief, subject to BPDA design review; and, to take all related actions.

01/2021	Certificate of Completion	Request authorization to issue a Certificate of Completion to the Council of Elders Housing Corporation for the 2875 Washington Street project, known as the Council Tower, located on Parcel I-8
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Community Process

The BPDA conducted an initial community process for the Washington Park Urban Renewal Plan Area on March 10, 2020. The meeting was duly advertised in the Bay State Banner, Boston Bulletin, Boston Guardian, Boston Sun, and the South End News in addition to the BPDA’s Urban Renewal Newsletter and online calendar.

The initial community meeting consisted of a number of residents from the Roxbury neighborhood of Boston and surrounding communities. During the meeting those in attendance did not raise an objection to an extension of the Plan and to date a boundary change has not been requested from the community. Residents at the initial community meeting, and those that have reached out since, have voiced deep concerns over losing the regulatory restrictions placed on parcels with LDAs; in particular any loss of certain uses such as open space, affordable or elderly housing were referenced as potentially devastating the community; thus residents conveyed a desire to maintain the BPDA’s presence through the plan in regards to changes to those restrictions.

An additional interest to residents in the area was the vast number of BPDA owned parcels scattered throughout Roxbury. Residents at the public meeting were in support of the continued development, particularly those eligible to become income-restricted housing developments that promote home ownership opportunities and/or open space parking/backyard restrictions. Some residents after the meeting stated an interest in seeing Parcel L-52 located at 29 Hollander Street, Parcel L-53 located at 31 Hollander Street, and the parcels located at 71 Holworthy Street and 73 Hollander Street and throughout that area developed for residential housing opportunities.

BPDA Owned Property in the Washington Park Urban Renewal Plan Area

The BPDA continues to be active in the planning, transfer and disposition of these BPDA Owned Urban Renewal Parcels. Below is a comprehensive review of approximately 50 of those properties that remain:

Urban Renewal Area	Assessing ID	Address	Lot Size	Use	Status	Review
Washington Park Parcel C-5a	0903805000	0 WASHINGTON ST	4905	Vacant	Open Space Community Garden	Long narrow sliver parcel at the corner of Washington St. and Crispus Attucks Pl.

Washington Park	1202617000	626 WARREN ST	5013	Vacant	Developable	Potential location for housing/commercial use, MBTA bus stop right there.
Washington Park	1201146000	11-13 CATAWBA ST	5570	Vacant	Developable	Abuts the Washington Park Mall. Potential housing site.
Washington Park Parcel C-5a	0903815000	0 DALE ST	7460	Vacant	Open Space Community Garden	Sliver parcel. Sidewalk area that runs parallel with the St. Josephs Community Housing Landscaping and Parking.
Washington Park Parcel L-25	1202471000	44 MAPLE ST	10406	Vacant	Future Planning Needed	Parcel could be developed for housing in the residential neighborhood.
Washington Park Parcel S-9a2	1201815000	0 HAROLD ST	24883	Vacant	Future Planning Needed	This parcel has a tough elevation with lots of trees on the backside of it. Possible Transfer to the BCC.
Washington Park Parcel L-21	1201375000	58 ALPINE ST	2023	Vacant	Developable	Potential Housing Site.
Washington Park	1201610000	14 CATAWBA ST	4950	Vacant	Developable	Potential Housing Site.
Washington Park Parcel S-12	1101922010	20 TOWNSEND ST	38112	Vacant	Developable	Parcel should be re-evaluated for possible Future Development Site/Housing Site because of the

						amount of square footage.
Washington Park Parcel L-29	1101784000	157 HARRISHOF ST	4292	Vacant	Developable	Located in residential neighborhood across the street from an elementary school. Possible Housing site.
Washington Park Parcel L-12	1200620000	42A CIRCUIT ST	1600	Vacant	Not Developable	Parcel is landlocked and part of the abutter parcels program.
Washington Park	1200634000	CIRCUIT ST	3766	Vacant	Developable	Parcel has a drop in elevation down toward Walnut St.
Washington Park Parcel S-24	1200655000	48 ROCKLAND ST	2557	Vacant	Not Developable	Could be conveyed to abutters.
Washington Park	1201367000	41 REGENT ST	3224	Residential	Designated	Board approved Tentative Designation to CVJC LLC on Sept. 15, 2016 for residential use.
Washington Park Parcel L-21	1201373000	ALPINE PL	803	Vacant	Developable	All six parcels are contiguous. Housing site.
Washington Park	1201374000	4 ALPINE PL	1034	Vacant	Developable	All six parcels are contiguous. Possible housing site.

Parcel L-21						
Washington Park	1201376000	56 ALPINE ST	1582	Vacant	Developable	Possible Housing site.
Parcel L-21						
Washington Park	1201377000	54 ALPINE ST	1722	Vacant	Developable	Possible Housing site.
Parcel L-21						
Washington Park	1203308000	76 HOLWORTHY ST	3333	Vacant	Developable	Good Housing site. Garrison Trotter neighborhood.
Washington Park	1203309000	74 HOLWORTHY ST	3333	Vacant	Developable	Housing site. Garrison Trotter neighborhood.
Washington Park	1203316001	0 HOLWORTHY ST	3750	Vacant	Developable	Place on Abutter Lot Program.
Parcel S-21						
Washington Park	1203310000	0 HOLWORTHY ST	38767	Vacant	Developable	Discontinued Harold street cuts through the middle of this large Holworthy St. parcel.
Parcel A-3WP						
Washington Park	1203261001	0 HARRISHOF ST	39	Vacant	Not Developable	Very small (39 sq.ft.) sliver parcel located within the rear entrance of the William Munroe Trotter schoolyard.
Parcel I-5b						

Washington Park	1203319000	29 HOLLANDER ST	3300	Vacant	Developable	Housing site in Garrison Trotter neighborhood.
Washington Park	1203320000	31 HOLLANDER ST	3300	Vacant	Developable	Housing site in a Garrison Trotter neighborhood.
Washington Park	1203326000	59 HOLLANDER ST	3250	Vacant	Developable	Housing site. Garrison Trotter neighborhood.
Washington Park	1203335000	73 HOLWORTHY ST	3333	Vacant	Developable	Good housing site.
Washington Park	1203334000	71 HOLWORTHY ST	3333	Vacant	Developable	Good Housing site.
Washington Park Parcel L-51	1200599001	ROCKLAND ST	1541	Vacant	Not Developable	Narrow strip along sidewalk. Abutter Program.
Washington Park Parcel S-10	1101819000	1 FENNER ST	7963	Vacant	Developable	Parcel is full of trees and has a challenging elevation.
Washington Park	1202383000	SONOMA ST	315	Parking	Not Developable	Small paved area Possible transfer to existing residential building.
Washington Park	1101641000	7 WESTMINSTER AV	2738	Vacant	Developable	Could be developed for Housing.
Washington Park	1201736000	68 DALE ST	9643	Vacant	Developable	Grass surface. Parcel abuts the Lewis Middle School. Good Housing site.

Parcel J-2						
Washington Park	1201025000	M L KING JR BLVD	1065	Vacant	Not Developable	Parcel is located in front of the Roxbury YMCA.
Parcel H-6						
Washington Park	1201590000	19 LAUREL ST	3300	Vacant	Developable	Parcel is between # 17 and 21 Laurel. Potential housing site.
Parcel L-9						
Washington Park	1203160000	100 RUTHVEN ST	5394	Vacant	Developable	Parcel sits on the residential street.
Parcel F-8						
Washington Park	1201770000	175 M L KING JR BL	2601	Vacant	Not Developable	Possible Transfer to abutter.
Parcel S-7						
Washington Park	1203306000	80 HOLWORTHY ST	3334	Vacant	Developable	Good housing site. Garrison Trotter neighborhood.
Washington Park	1203316002	HOLWORTHY ST	2250	Vacant	Not Developable	Place on Abutter Lot Program. Unbuildable.
Parcel S-20						
Washington Park	1201780000	8 KENSINGTON ST	1683	Vacant	Not Developable	Possible Abutter Transfer.
Parcel S-6						
Washington Park	1201853000	1 M L KING JR BLVD	3195	Vacant	Not Developable	Possible Transfer to the BCC as Open Space.

Parcel S-9a1						
Washington Park	1201852000	178 WALNUT AV	7150	Vacant	Developable	Open space could be used for housing site.
Washington Park	1101918000	48 TOWNSEND ST	17199	Vacant	Open Space Community Garden	Large potential site.
Parcel S-12						
Washington Park	0903825000	0 WASHINGTON ST	476	Vacant	Open Space Community Garden	Sidewalk/Sliver parcel.
Parcel C-5a						
Washington Park	1201378000	52 ALPINE ST	2050	Vacant	Developable	Potential Housing site.
Parcel L-21						
Washington Park	1203307000	78 HOLWORTHY ST	3333	Vacant	Developable	Good Housing site. Garrison Trotter neighborhood.
Washington Park	1203324001	41 HOLLANDER ST	3350	Vacant	Developable	Good housing sites within the Garrison Trotter Neighborhood.
Parcel S-23						
Washington Park	1203325001	57 HOLLANDER ST	3250	Vacant	Developable	Garrison Trotter neighborhood and a good housing site.
Washington Park	1200662000	19 WAKULLAH ST	4430	Community Garden	Open Space Community Garden	Community garden.

Washington Park	1101642000	9 WESTMINSTER TE	3023	Vacant	Developable	Could be developed for housing.
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Timetable for Sunsetting

Based on community feedback, planning, and analysis further described below, the BPDA proposes to request an extension for the term of Washington Park Plan for an additional eight (8) years. The extension will allow the BPDA to continue to dispose of BPDA owned parcels through the plan. In addition, the extension allows the BPDA to regulate and continue to work with owners of Urban Renewal parcels and plan for the expiration of many LDAs, including the preservation of affordable housing and open spaces. This extension also takes into account the utilization of urban renewal tools for the preparation for redevelopment and/or disposition of 50 BRA-owned parcels within the Washington Park Urban Renewal Plan. BPDA staff has reviewed those 50 parcels and deemed approximately 15 as not developable and plan to dispose of them through the abutter parcel program or create permanent public open space according to community needs and Washington Park requirements. In addition, this extension takes into account the community process for the future redevelopment of approximately 25 parcels of BPDA owned property (not including the Holworthy and Hollander Sites currently underway) that BPDA staff has deemed as potentially appropriate for infill housing and increased affordable housing.

Analysis of whether or not the Urban Renewal Plans should remain as drawn or be modified

The BPDA proposes that the boundary of the Washington should remain as drawn. The boundaries as appropriate because they include the parcels that still need redevelopment to complete the goals and objectives of Washington Park. Also, the Plan area is affected by climate change, most specifically a rising heat index in addition to a difficult topography. Additionally, throughout the community process, participants have expressed concerns over any loss of regulatory restrictions in the Washington Park and have reached out with hopes that Urban Renewal tools and BPDA owned parcels can assist their desires for additional home ownership, affordability, and open space during this time where further private development would not prioritize such needs.

Framework and timetable of action for extension after the current six year extension

Today, Washington Park continues to remain an active Urban Renewal Plan. The BPDA is working on the disposition of the 50 BPDA owned parcels and Washington Park remains a vital tool in meeting the community needs and request as the goal and objectives of Washington Park remain those of the community. Washington Park is also vital to help facilitate investment in the area. Most notably the BPDA is currently undergoing a community process regarding the disposition of its Holworthy and Hollander parcels. These BPDA-owned parcels consist of approximately 75,000 SF, with a large site of 8 contiguous parcels at Holworthy and Hollander

Streets, along with a buildable lot across the street at 71 & 73 Holworthy Street and another buildable lot down the street at 29 & 31 Hollander. The BPDA has partnered with the City of Boston Department of Neighborhood Development on previous phases of affordable housing development in the Garrison Trotter area and is continuing this partnership with the Holworthy and Hollander parcels in order to leverage financial resources for the creation of as much affordable housing as possible. In addition, the BPDA monitors approximately 95 LDAs, some that are undergoing a review process for a change of use. And finally, Washington Park is used to help implement current BPDA plans and initiatives that are underway. The 8 year extension takes into account time to accomplish the goals and objectives within Washington Park, including the following:

- The disposition of the Holworthy and Hollander parcels, including under the city's Neighborhood Homes Initiative ("NHI") that offers small, medium and larger packages of land to community-based builders to construct quality homes; 1/3 of which are affordable to moderate income households, 1/3 to middle income households and 1/3 at market rate;
- The development and disposition of approximately 25 other BPDA owned parcels for affordable home ownership opportunities;
- The continue partnership with DND's to leverage financial resources and promote a range of residential opportunities;
- The development of approximately 15 BPDA owned parcels for open space, landscaped yards;
- The use of eminent domain for title clearance for parcel assemblage;
- The use of U-District tool to promote and facilitate affordable housing creation and preservation;
- Implement plans and initiatives for planning including Boston 2030, JP: Rox and Plan: Nubian Square.

Urban Renewal Areas Expected to Sunset by 2022 - 2030

