



Urban Renewal Update

Boston City Council

March 2, 2018



**boston planning &
development agency**

Agenda

- 1. Recap of Prior City Council Updates**
- 2. Zoning Viewer Update**
- 3. Recap of Prior City Council LDA Updates**
- 4. Update on Land Disposition Agreement Inventory**

Parcel

Summary

Parcel Information

Assessing and Zoning

Parcel ID 0202624050

Street Number FM

Street Name MISHAWUM ST

Zip Code 02129

Neighborhood Charlestown

Owner Economic Development and Industrial Company

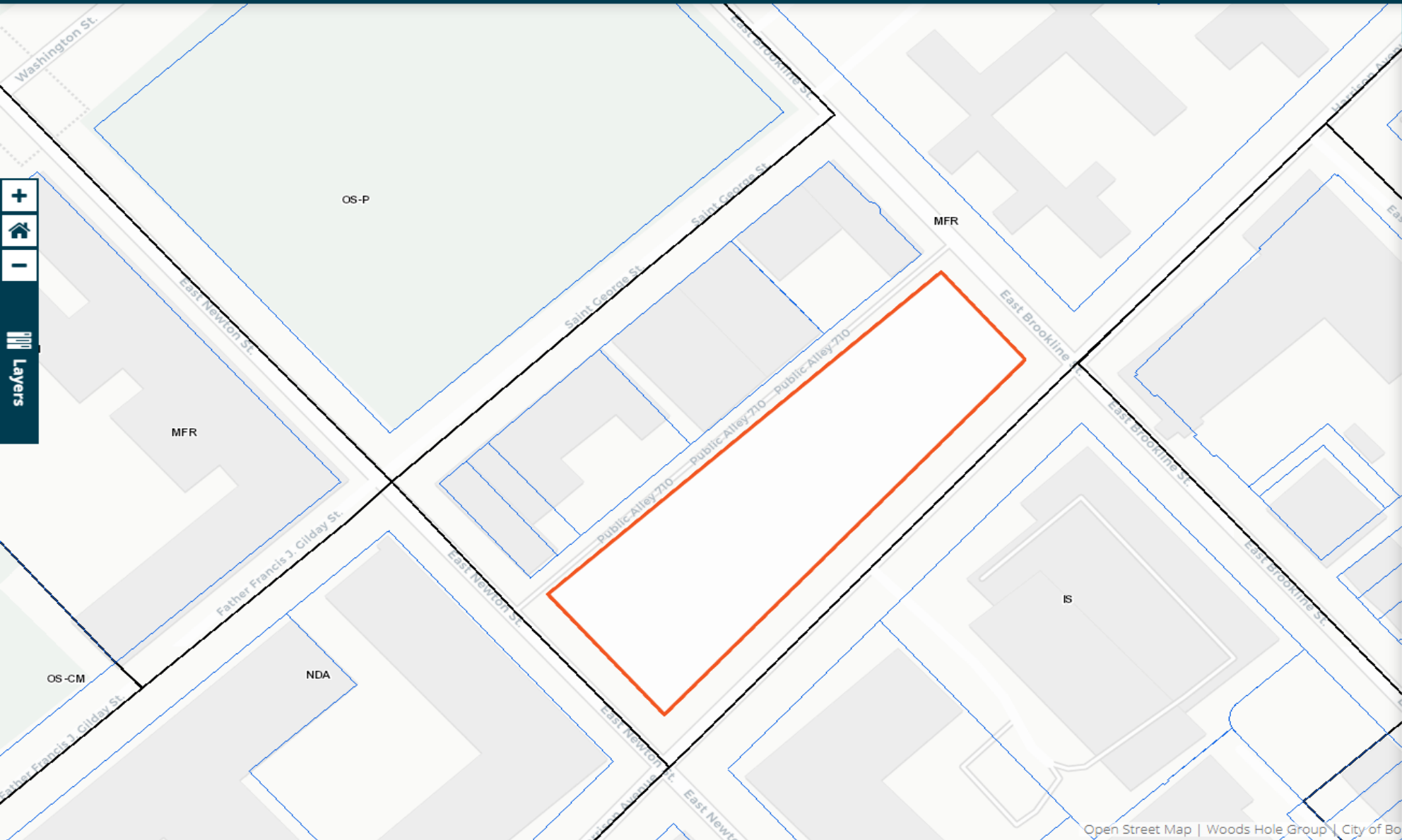
Assessing Property Type 903

Zoning Subdistrict NS

Property Details

Property Management





Layers [Home] [Info] [Print]

0801361005 [Close]

Subdistrict Type: Multifamily Residential

Overlays: Groundwater Conservation, Restricted Parking

Map No.: 1P

Article: 64 (Table; Appendix)

Other Layers

Historic District: South End Landmark District

Parking Freeze Zone: Boston Proper ⓘ

Historic Inventory: South End Landmark District

Climate Resiliency

SLR-BFE: 18 ft. ⓘ

Urban Renewal Regulations ⓘ

Urban Renewal Area: South End

Urban Renewal Parcel: R-10

Parcel Use: Housing - Affordable Condo

[Questions/Comments](#)



BOSTON
MAY 14 2016
BRA

CITY OF BOSTON
IN THE YEAR TWO THOUSAND SIXTEEN
**AN ORDER REGARDING THE
PROMOTION OF COMMUNITY DEVELOPMENT
IN THE CITY OF BOSTON**

- WHEREAS** The City of Boston has worked tirelessly to promote the sound growth and development of the neighborhoods and provide places for Boston's residents to live, work, and recreate; and
- WHEREAS** The results of this activity have been the creation of new homes and businesses, as well as new parks, schools, and other public facilities, leading to Boston's reputation as one of the world's most vibrant and livable cities; and
- WHEREAS** While much progress has been made, there are many vacant and underutilized parcels; and
- WHEREAS** The City's urban renewal program has effectuated great change in the City's central business district and neighborhoods, creating new opportunities for many of Boston's residents, and the urban renewal program is the appropriate method for redeveloping vacant and underutilized parcels; and
- WHEREAS** The City of Boston maintains sixteen (16) active urban renewal plans originally approved by the Boston Redevelopment Authority ("BRA"), the Boston City Council, and the Mayor of Boston between 1957 and 1980; and
- WHEREAS** Federal funding for urban renewal was eliminated in the early 1970s, leaving little public funding to complete the goals and objectives of the plans; and
- WHEREAS** New England suffered a number of economic downturns in the intervening time, including the 1970s, 1980s, 1990s, and 2000s; and
- WHEREAS** Despite the best efforts of the City of Boston and the BRA, several of the plans' renewal actions, design objectives, and other purposes remain incomplete; and
- WHEREAS** By their provisions, the plans and the powers conferred and programs set forth will terminate in 2016 unless so extended; and

- WHEREAS** The BRA seeks a 6 year extension for fourteen (14) of the active urban renewal plans that are set to expire on April 30, 2016; and
- WHEREAS** Each plan includes within its provisions the ability to modify said termination date and extend said plan; and

NOW THEREFORE BE IT

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

Action Plan Items:

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

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

Outline of minor modification hearing protocol:

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

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

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

In City Council March 23, 2016. Passed: yeas 13, nays 5 (Jackson, Pressley, Zakim)
Approved by the Mayor March 26, 2016.

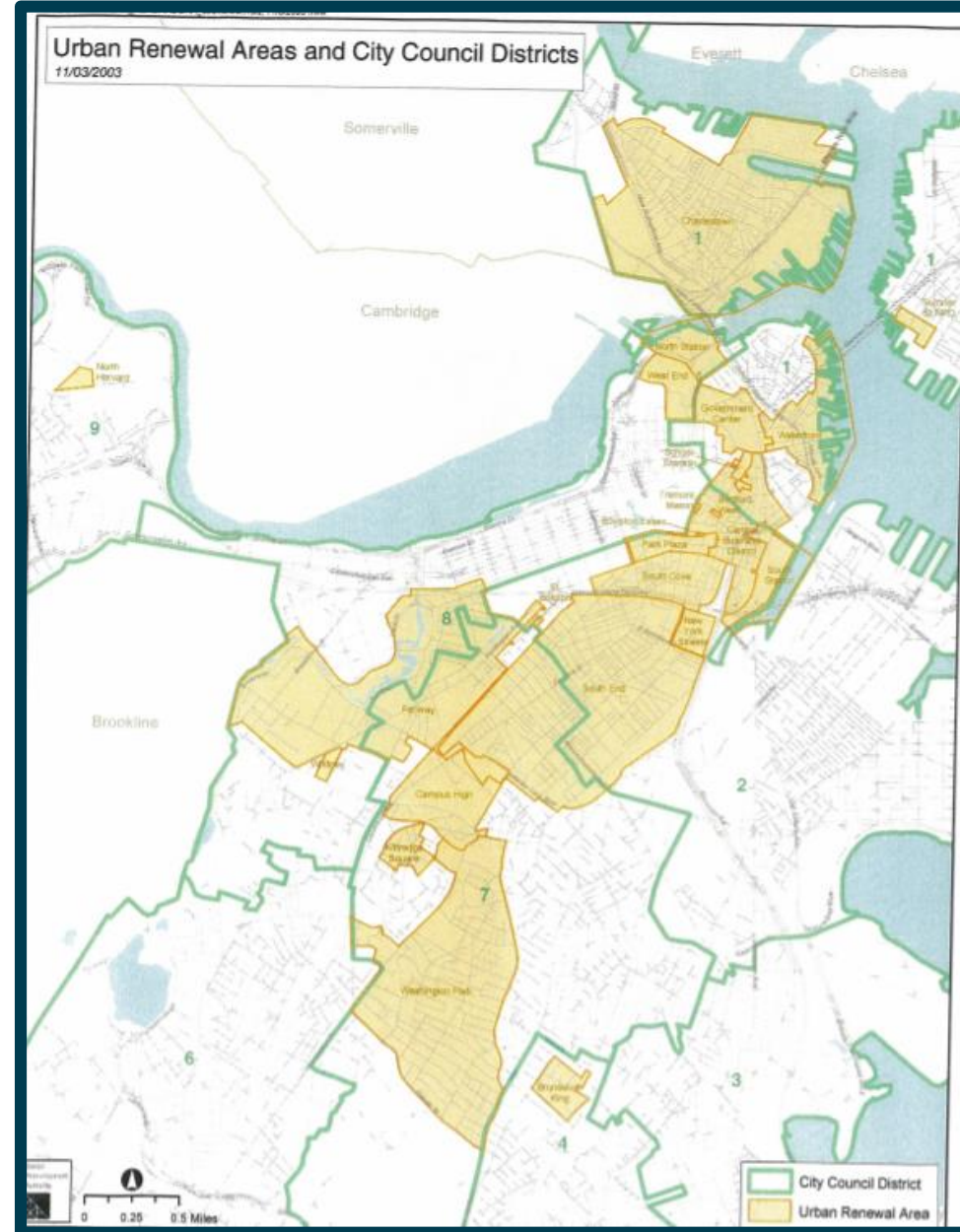
Attest:

Maureen Terrey
City Clerk

Recap of Prior City Council LDA Updates

Urban Renewal Background

Original Urban Renewal Areas



Urban Renewal Background

The 16 Existing Urban Renewal Plans

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

Urban Renewal Background

Expired Urban Renewal Plans

- New York Streets
- North Harvard
- Whitney Street
- St. Botolph
- Central Business District – Bedford West

Urban Renewal Background

Existing Urban Renewal Areas with City Council Districts



Urban Renewal Plans Presented in Past Updates

- **Update # 1**

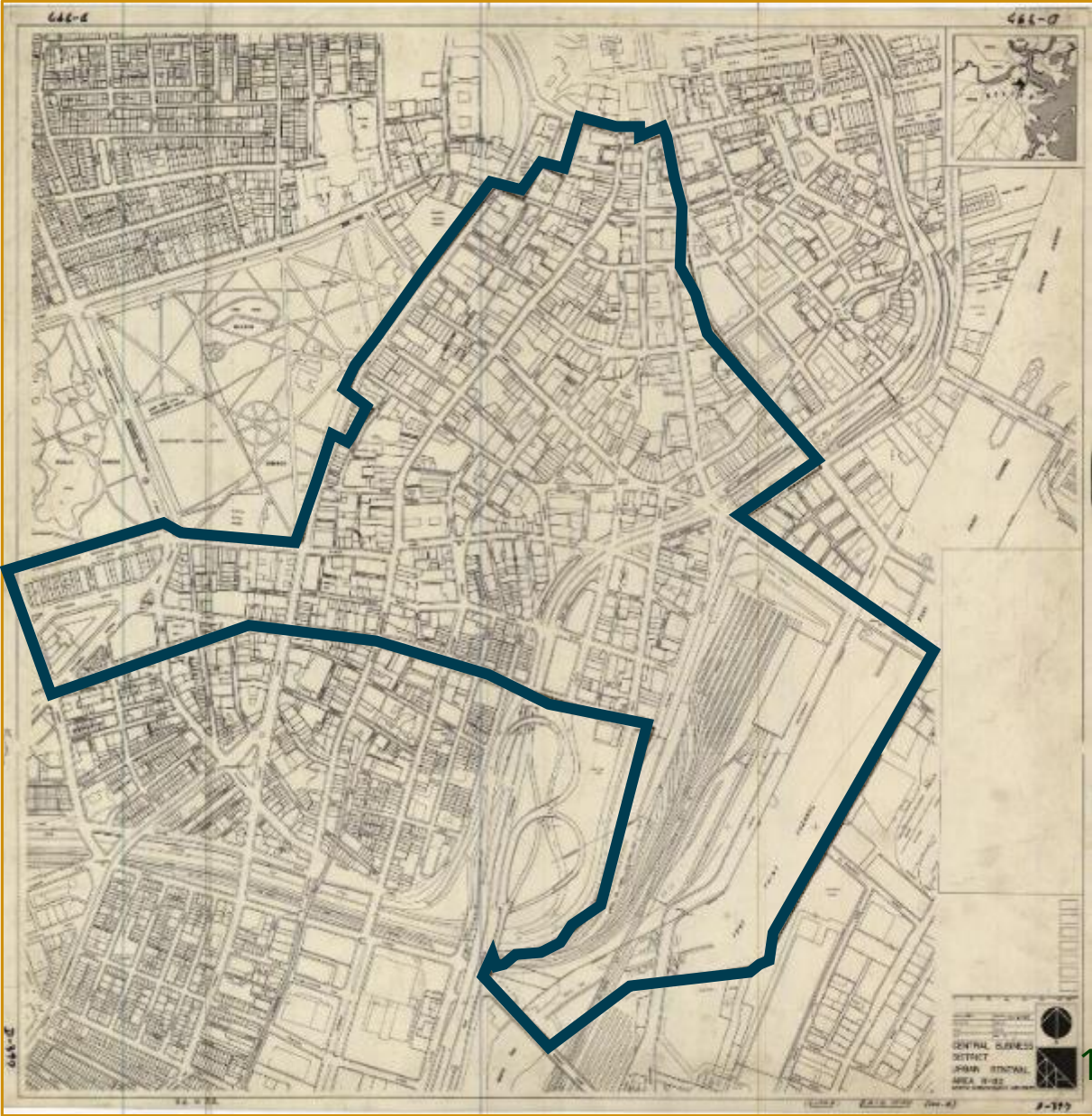
- Central Business District – School Franklin
- Central Business District – Boylston – Essex
- Brunswick-King

- **Update # 2**

- Central Business District – South Station
- North Station
- Government Center
- South End

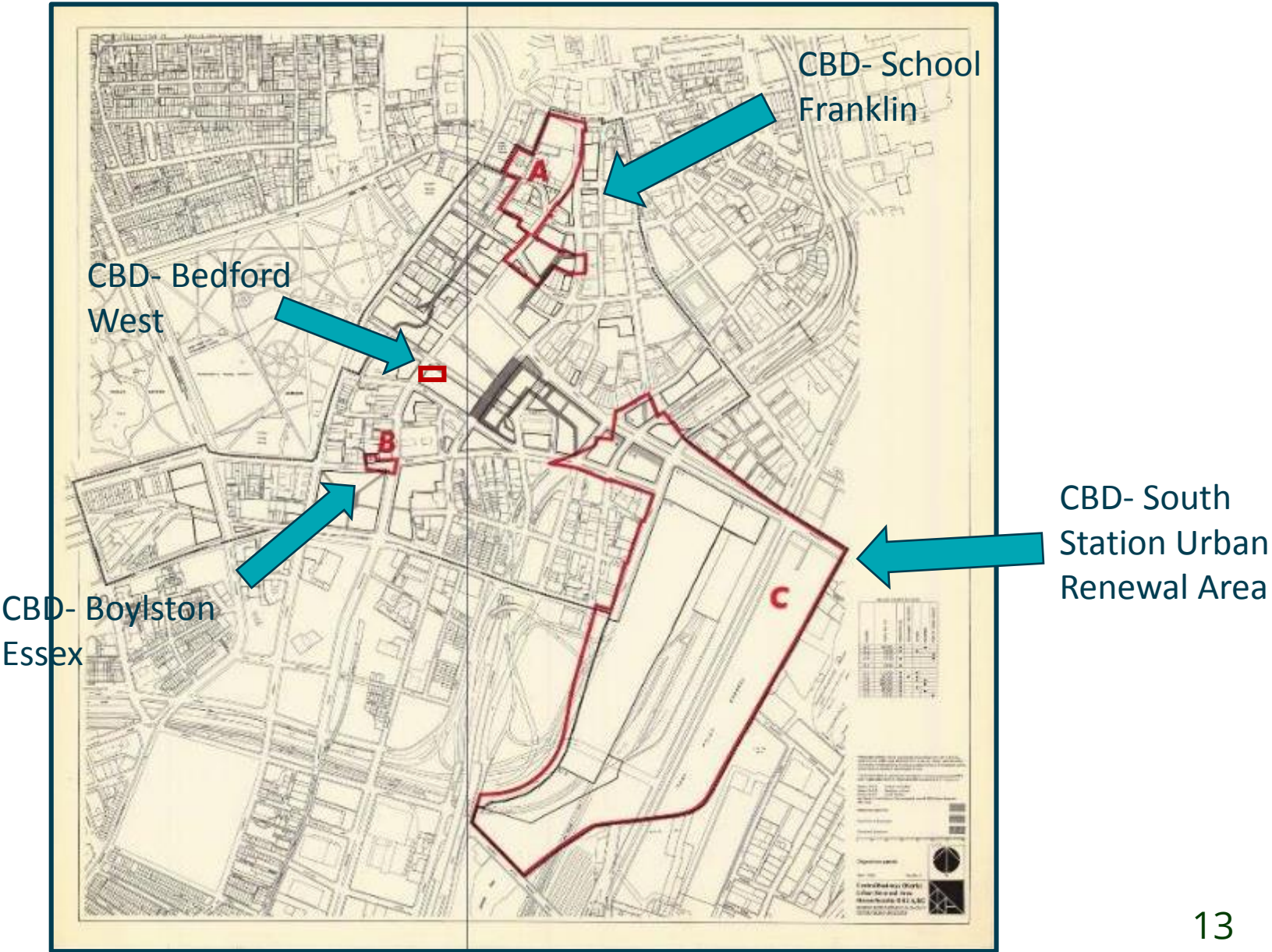
Urban Renewal Background

Originally Proposed Central
Business District Urban
Renewal Area



Urban Renewal Background

Resulting Central Business District Urban Renewal Plans



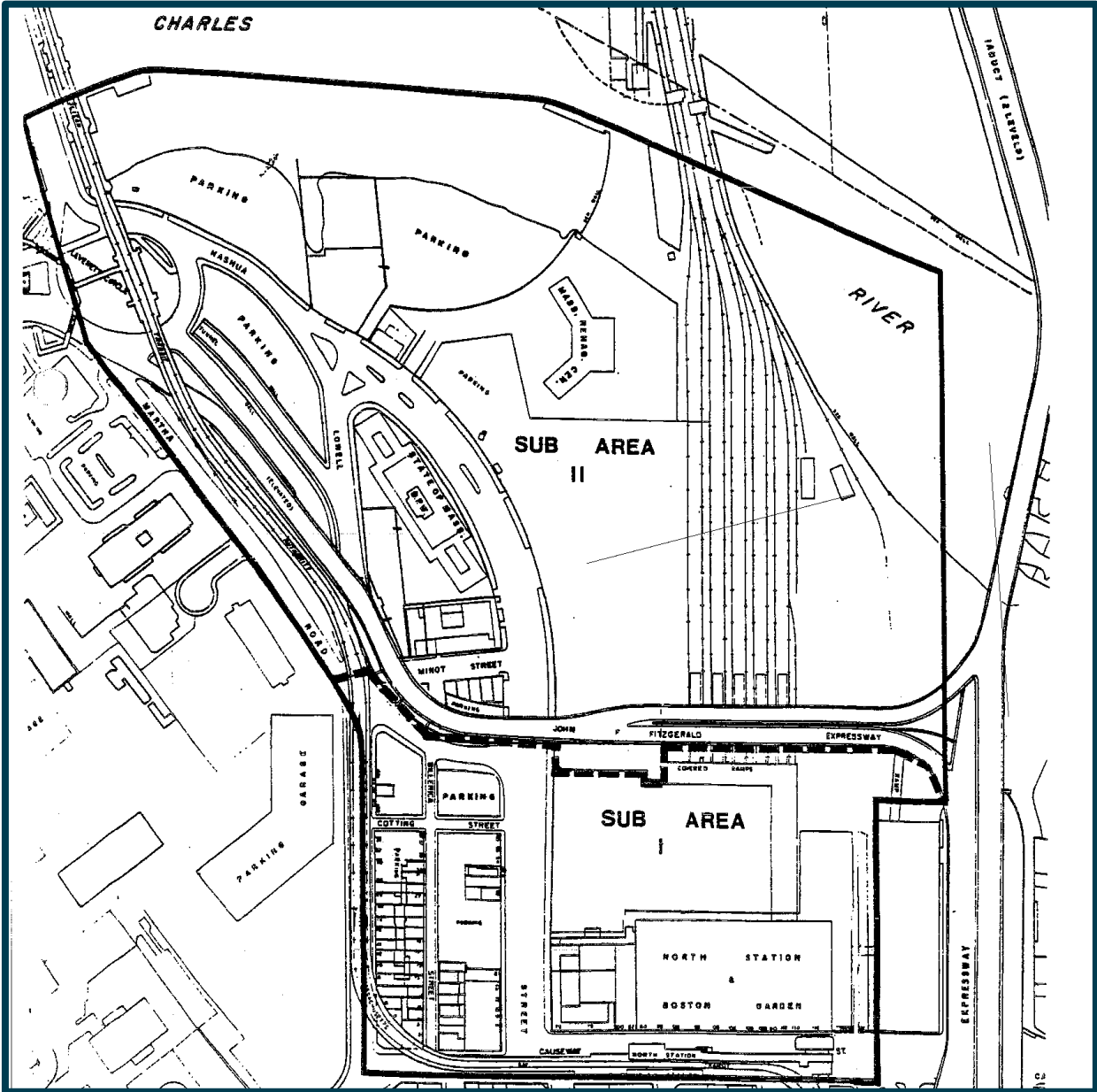
Urban Renewal Background

Brunswick King Urban Renewal Area



Urban Renewal Background

North Station Urban Renewal Area



Urban Renewal Background

Government Center Urban Renewal Area



Government Center Next Steps Update:

- **City Hall Plaza**
- **Pemberton Square**
- **Public Realm**
- **Holocaust Memorial Transfer**

Urban Renewal Background

South End Urban Renewal Area



South End Next Steps Update:

- **BNAN and Other Transfers**
- **Washington Street**
- **Pedestrian Easement**
- **Notices of Extensions of Restrictions**

Update on Land Disposition Agreement Inventory



**boston planning &
development agency**

Park Plaza



**boston planning &
development agency**

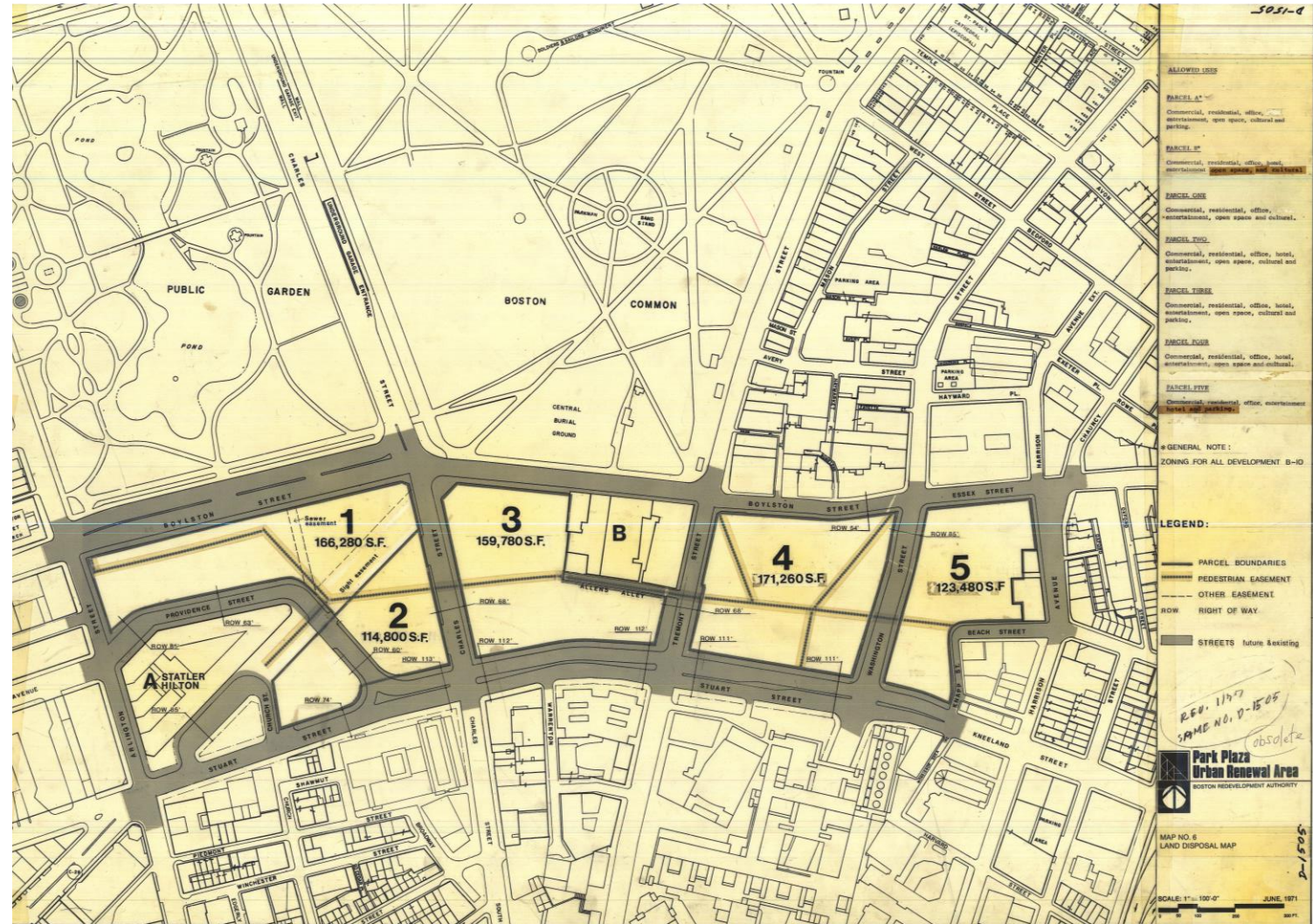
Park Plaza Urban Renewal Area



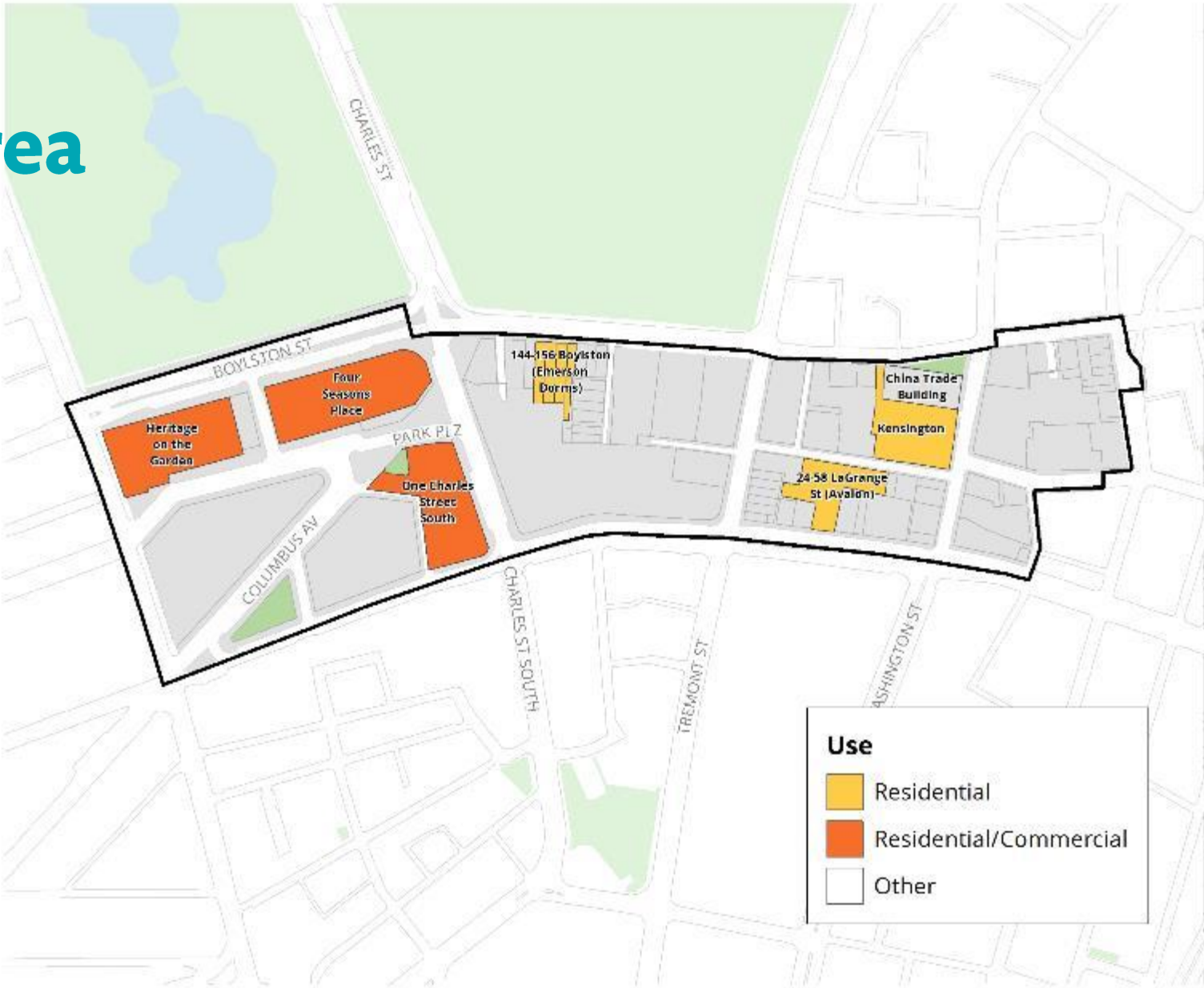
Park Plaza

Urban Renewal Area

Disposition Parcels

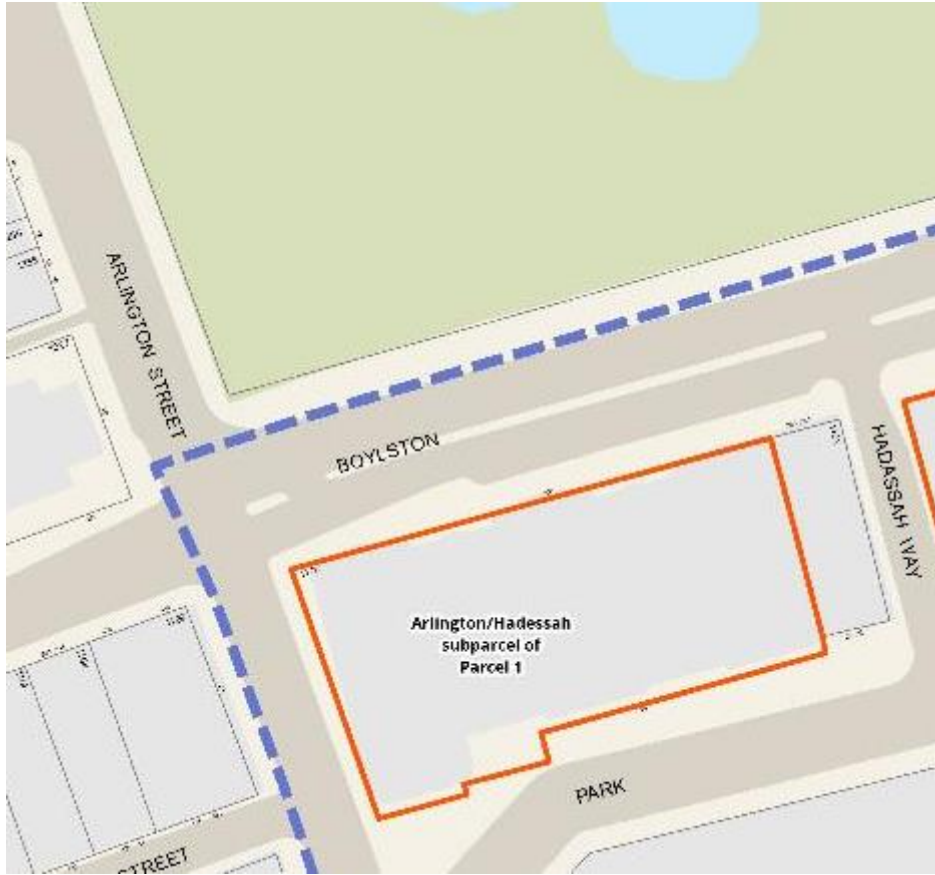


Park Plaza Urban Renewal Area LDA Parcels



Parcel 1

Arlington/Hadassah Sub-Parcel Heritage on the Garden



Parcel 1

Hadassah/Charles Sub-Parcel Seasons Hotel Boston

Four



Parcel 2

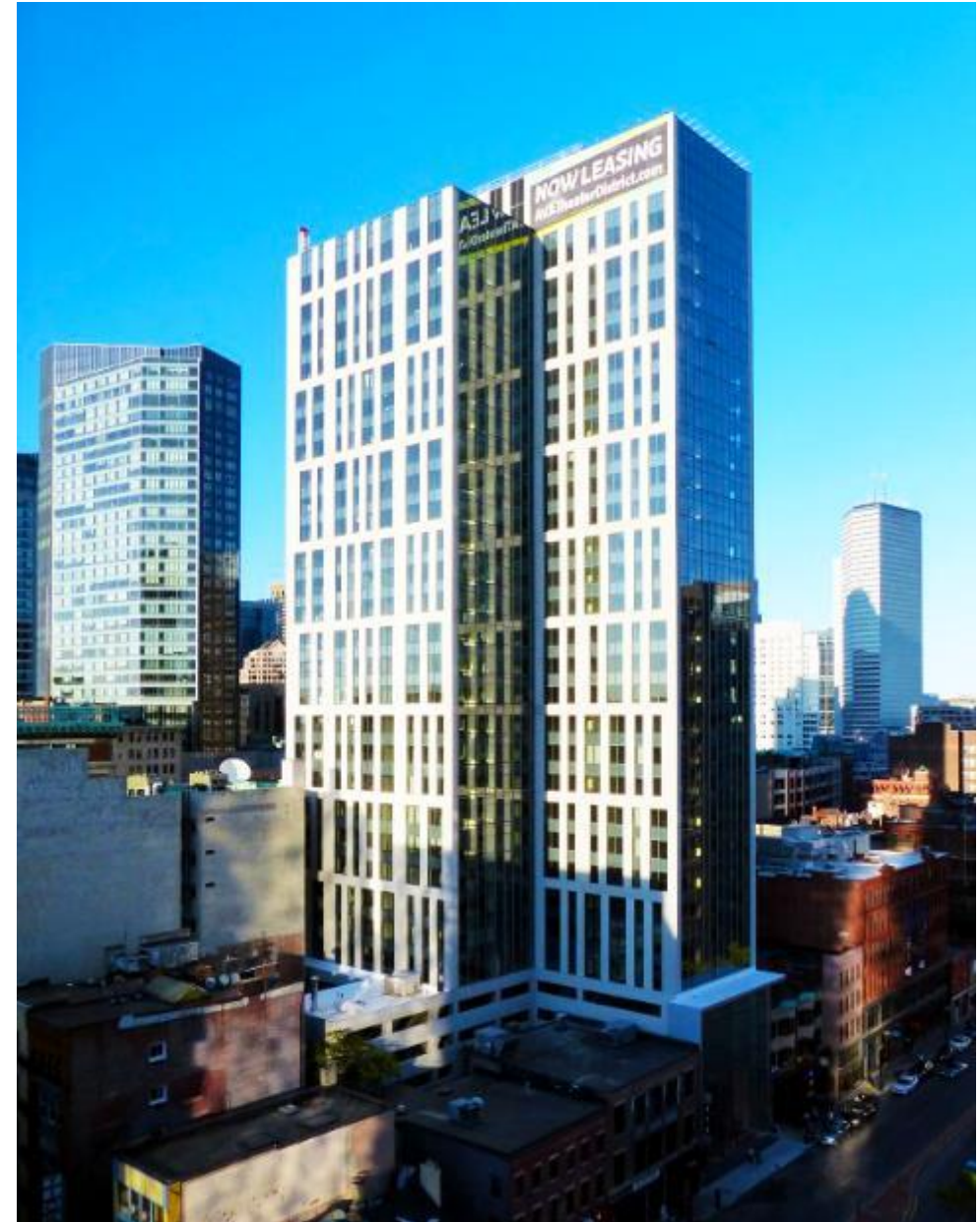
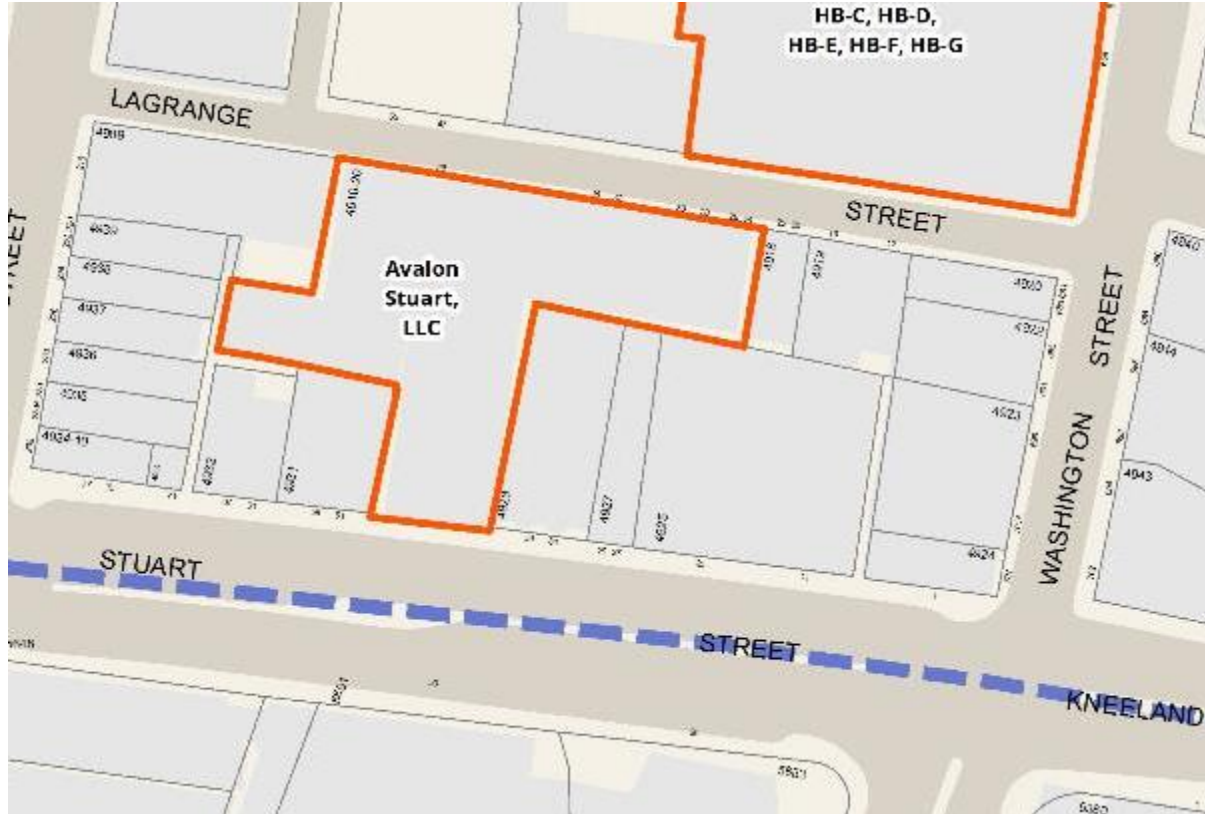
Park Square

1 Charles Street Condominium



Parcel 4

45 Stuart Street Residences



144-156 Boylston Street

Emerson Dormitory



The Kensington



Parcel C-T-1

China Trade Building

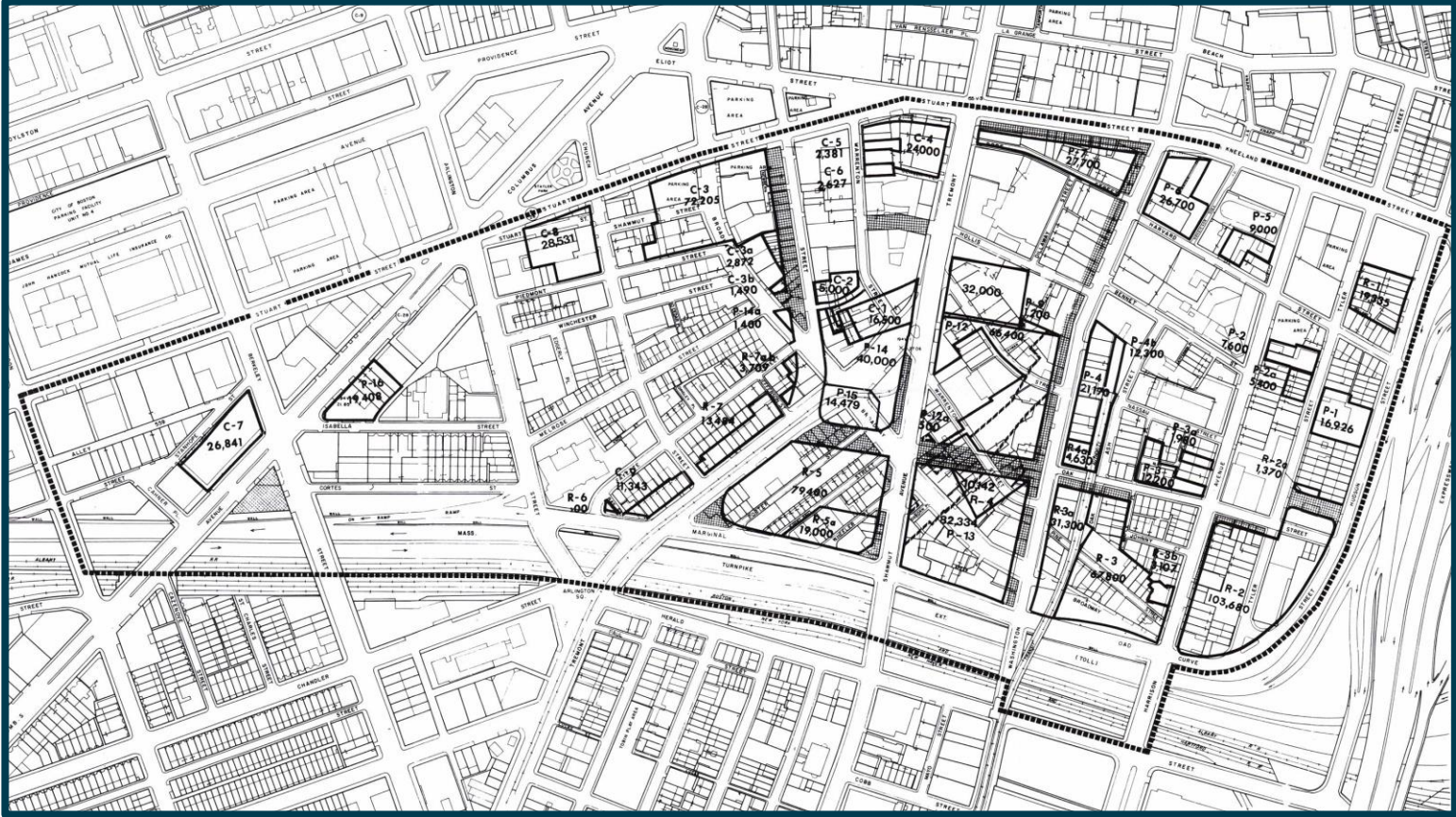


Park Plaza Urban Renewal Plan

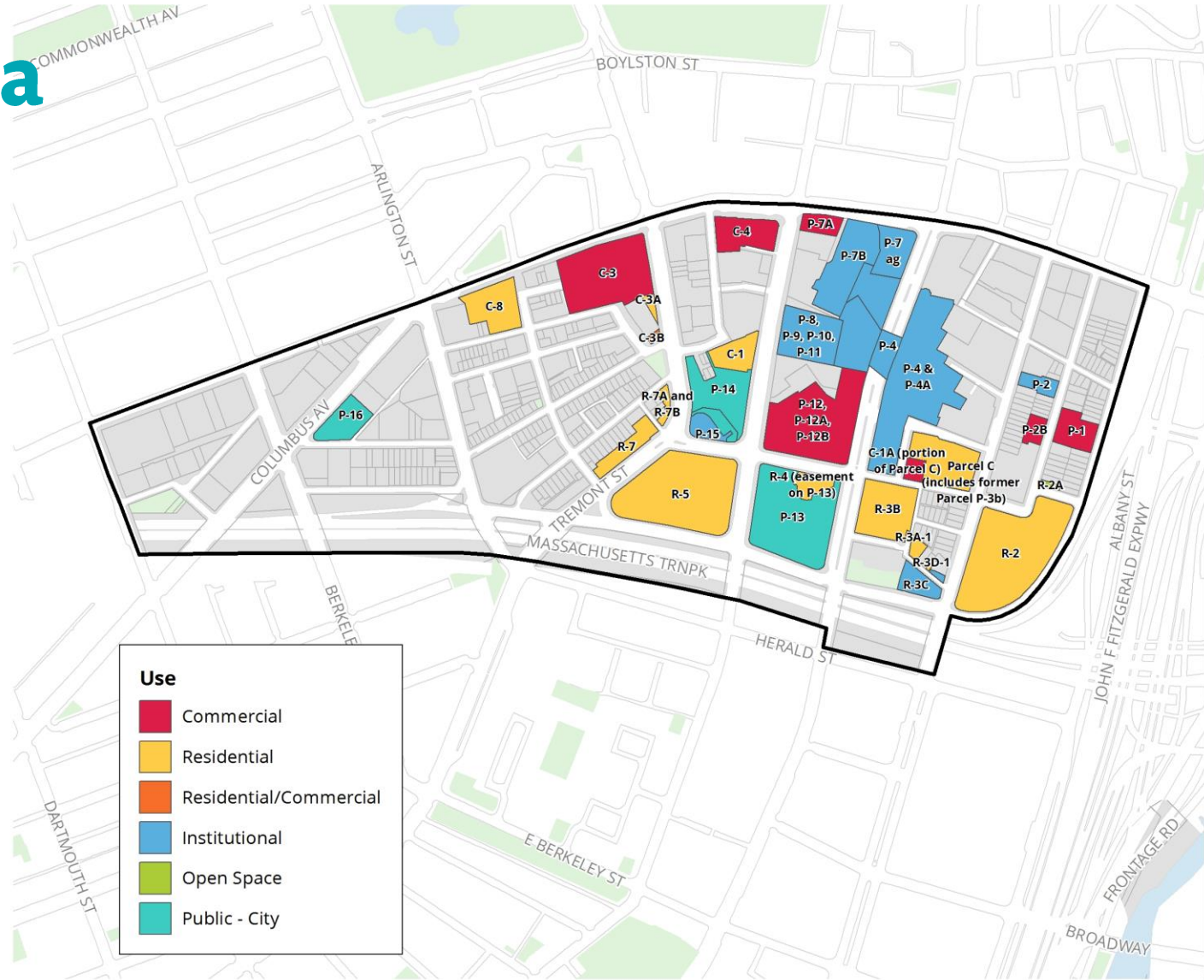
- Only State Plan
- Changes in Height and Floor Area Ratio (FAR) are Major Modifications requiring City Council and DHCD approval

South Cove

South Cove Urban Renewal Area

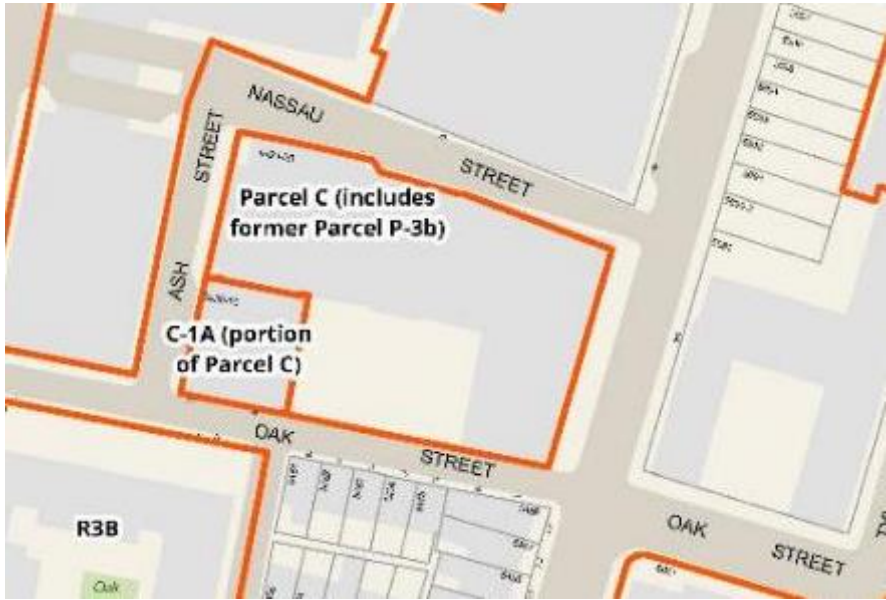


South Cove Urban Renewal Area Parcels



Parcel C

The Metropolitan Parcel C-1A Boston Chinatown Neighborhood Center



Parcel C-1

283 Tremont Street – South Cove Plaza East



Parcel C-8

224-246 Stuart Street – South Cove Plaza



Parcel C-3

Revere Hotel



100 Stuart Street

The W Hotel and Residences



Parcel P-2, P-4, P-4A, P-7B, P-8, P-9, P-10 & P-11

Tufts New England Medical Center



Parcel P-2B

Community Center

87 Tyler Street



Parcel P-7ag

United States Department of Agriculture



Parcel P-12A & P-12B

Double Tree Hotel and YMCA

(Formerly Don Bosco)



Parcel P-13

Josiah Quincy School



Parcel P-14

Elliot Norton Park (City)



Parcel P-16

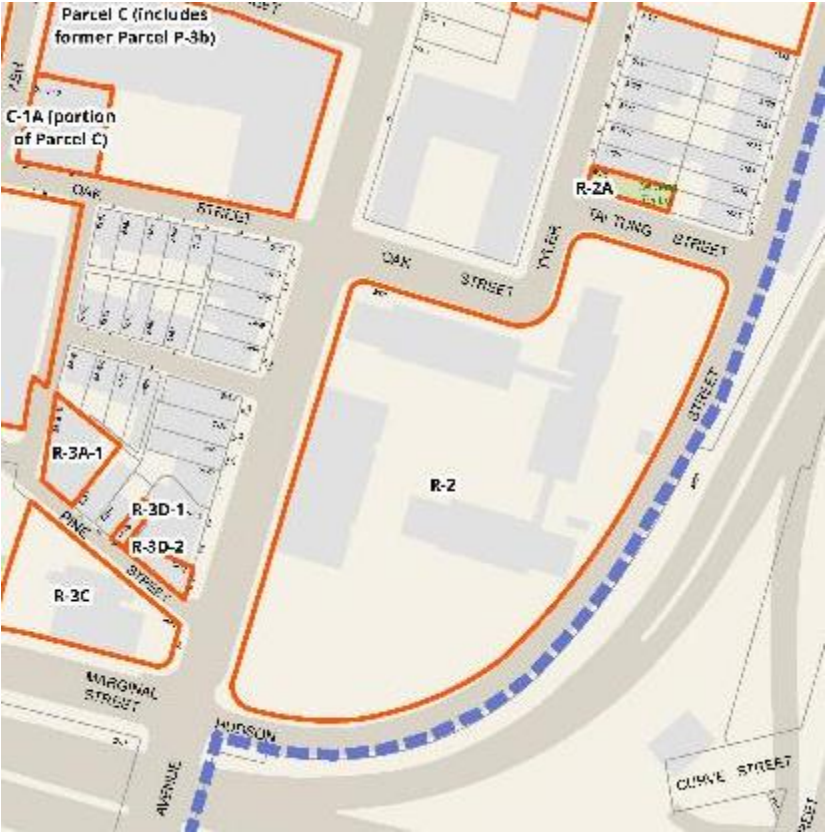
194 Columbus Avenue

City of Boston Firehouse



Parcel R-2

CCBA Tai Tung



Parcel R-2A Tai Tung Park (City)



Parcel R-3A1

Mei Wah Village



Parcel R-3B

Oak Terrace



Parcel R-3C

Boston Chinese Evangelical Church



Parcel R-3D-2

Boston Chinese Evangelical Church Annex

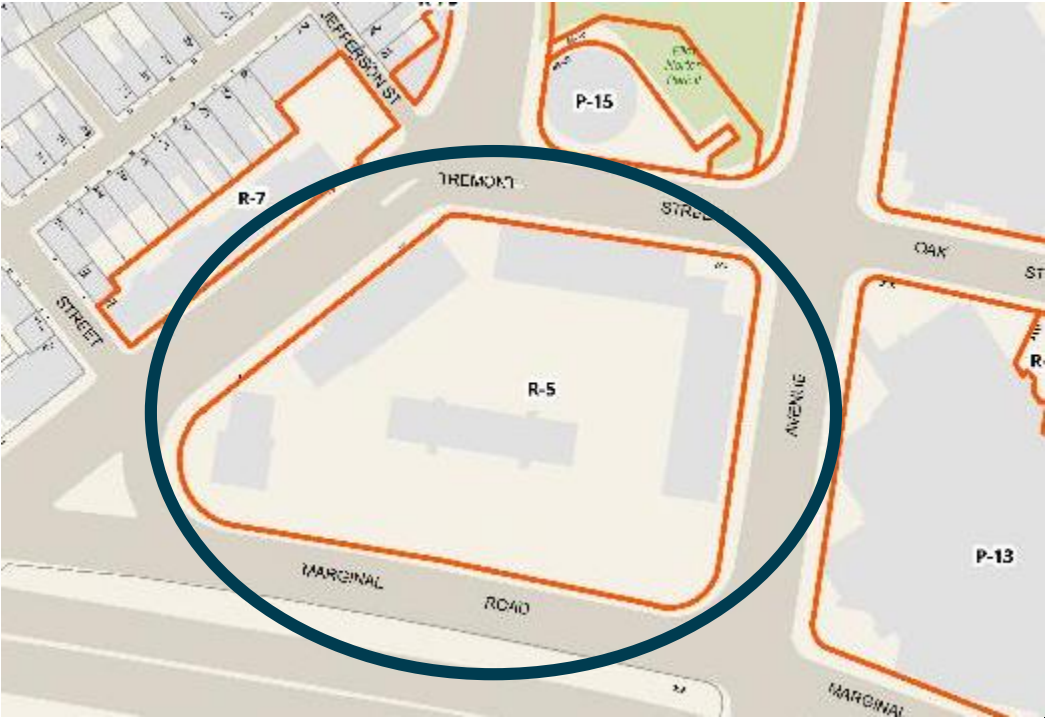


Parcel R-4 Quincy Tower



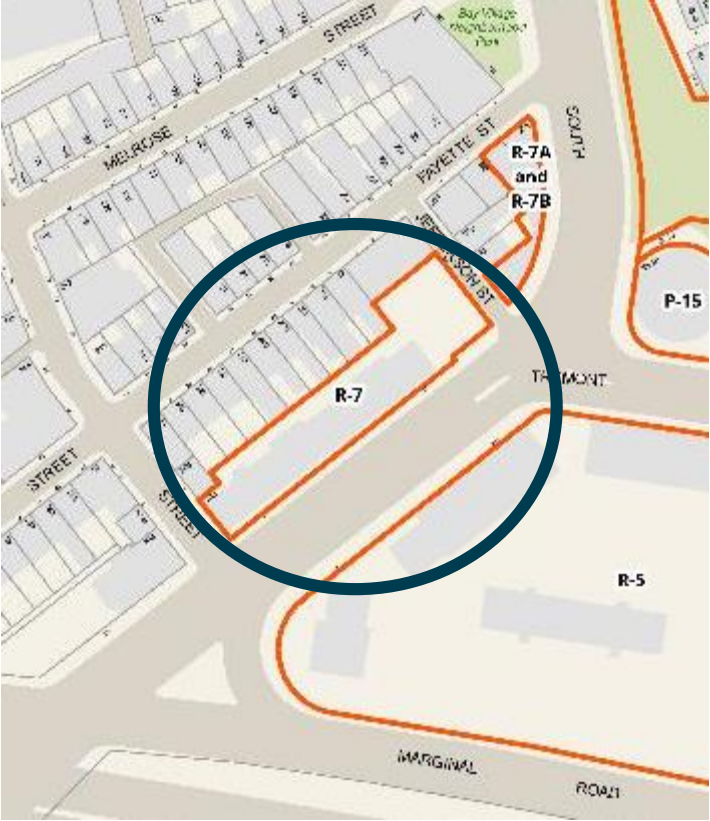
Parcel R-5

Mass Pike Towers

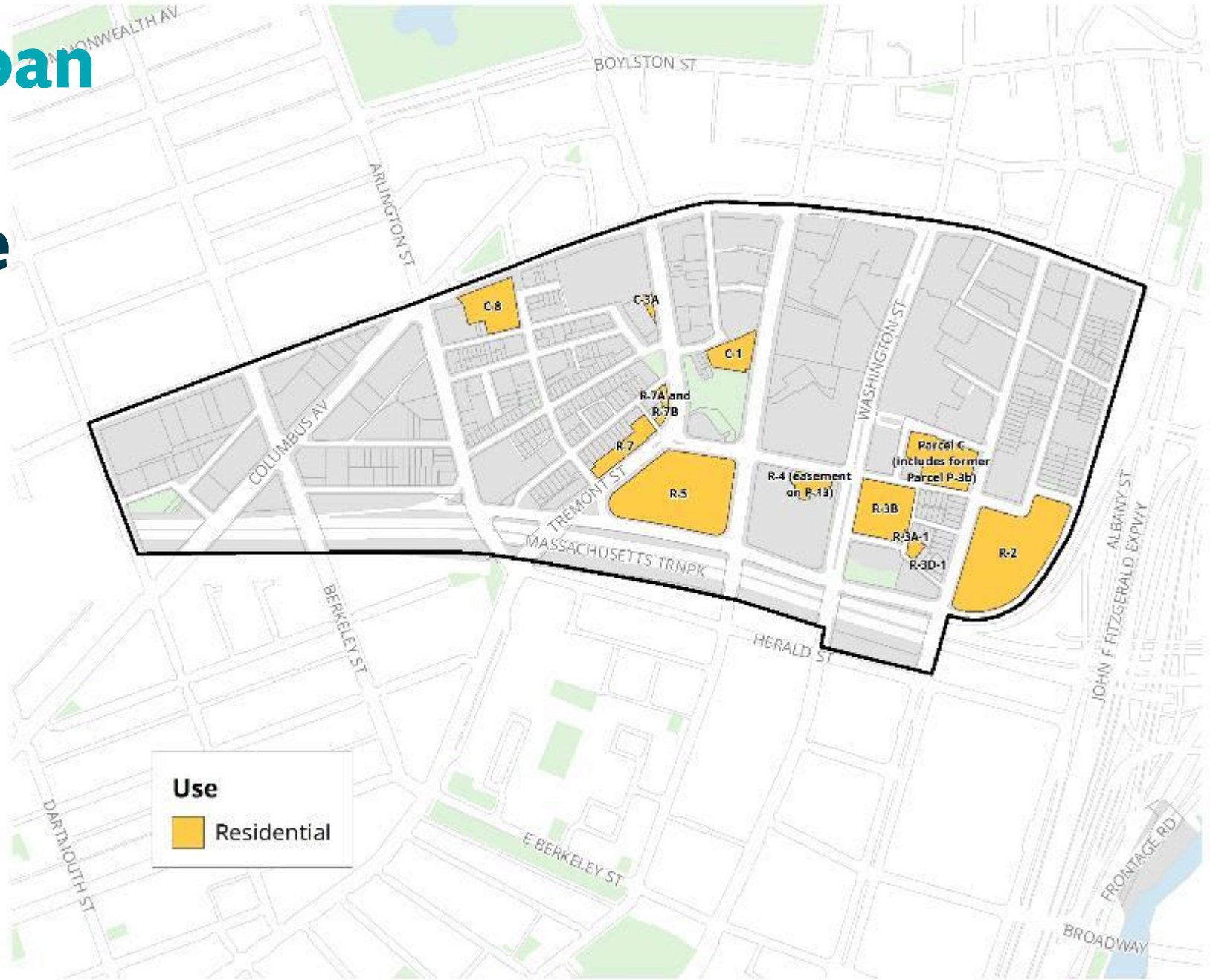


Parcel R-7

CCBA Tremont Village



South Cove Urban Renewal Area Residential Use

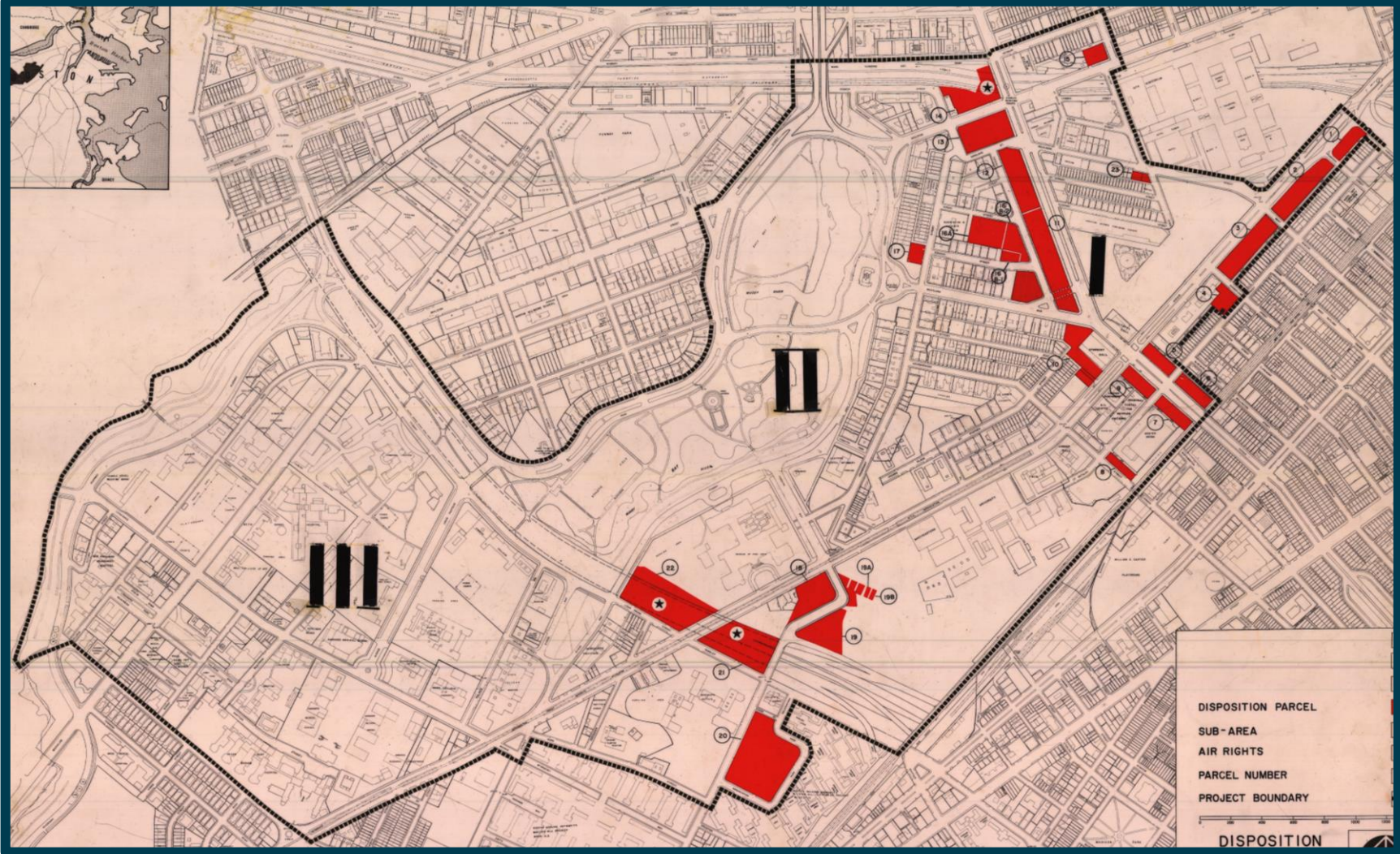


BRA Deed Restricted Affordable Housing

Project Name	Affordable Units
Mei Wah Village	41 Low-Income (50% AMI) Elderly Rental Units Term: 30 + 20 Years
Oak Terrace	30 Low-Income (50% AMI) 30 Moderate-Income (80% AMI) Term: In perpetuity
The Metropolitan	<p><u>RENTAL</u></p> <p>55 Low-Income (60% AMI) Rental Units 13 Very Low-Income (50% AMI) Rental Units 13 30% AMI Rental Units Term: 50 Years</p> <p><u>HOMEOWNERSHIP</u></p> <p>9 Low-Moderate Income (80% AMI) Condo Units</p> <ul style="list-style-type: none"> • 2- 1 Bedroom • 5- 2 Bedroom • 2- 3 Bedroom <p>16 Moderate-Income (100% AMI) Condo Units</p> <ul style="list-style-type: none"> • 3- 1 Bedroom • 11-2 Bedroom • 2- 3 Bedroom <p>9 Upper Moderate-Income (120% AMI) Condo Units</p> <ul style="list-style-type: none"> • 3- 1 Bedroom • 4- 2 Bedroom • 2- 3 Bedroom <p>Term: 30 + 20 Years</p>

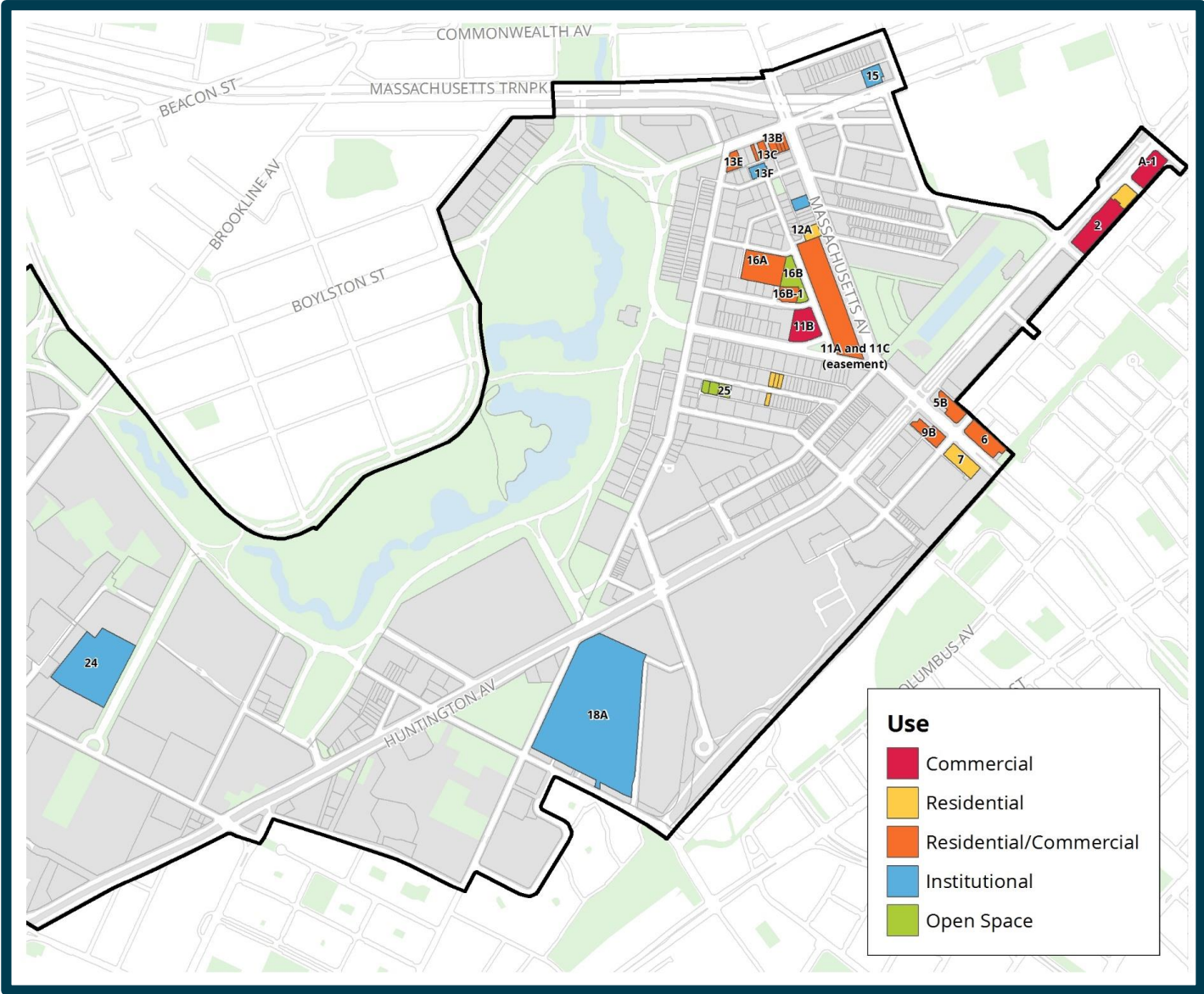
Fenway

Fenway Urban Renewal Area



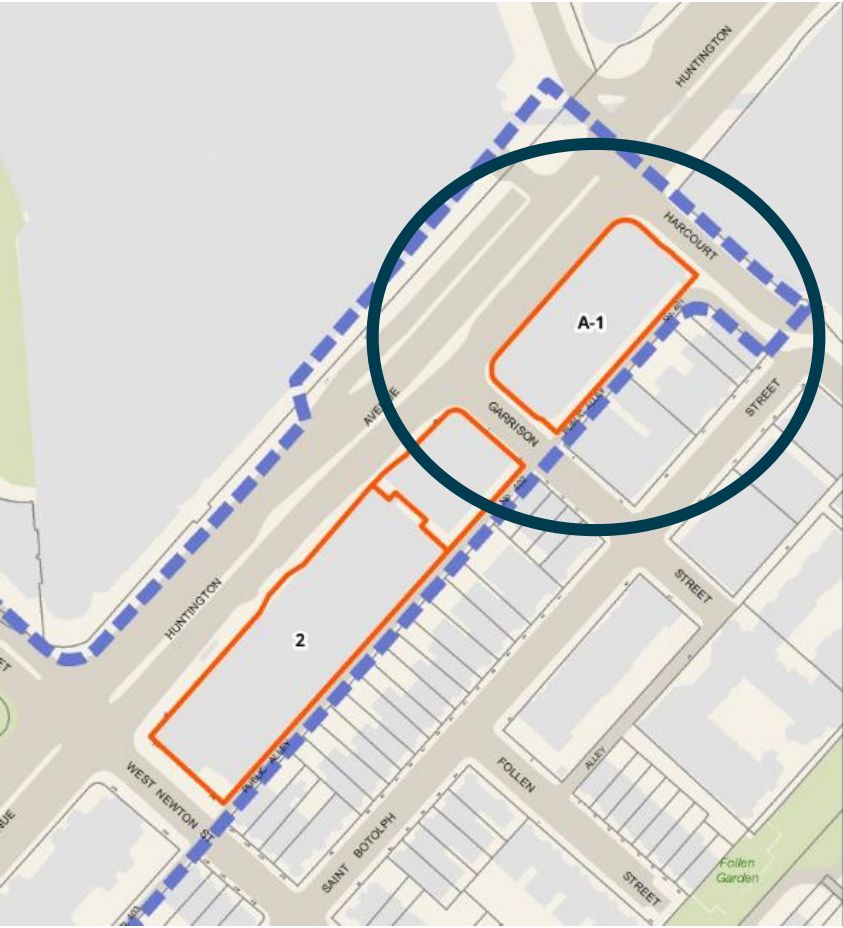
Fenway Urban Renewal Area

Parcels



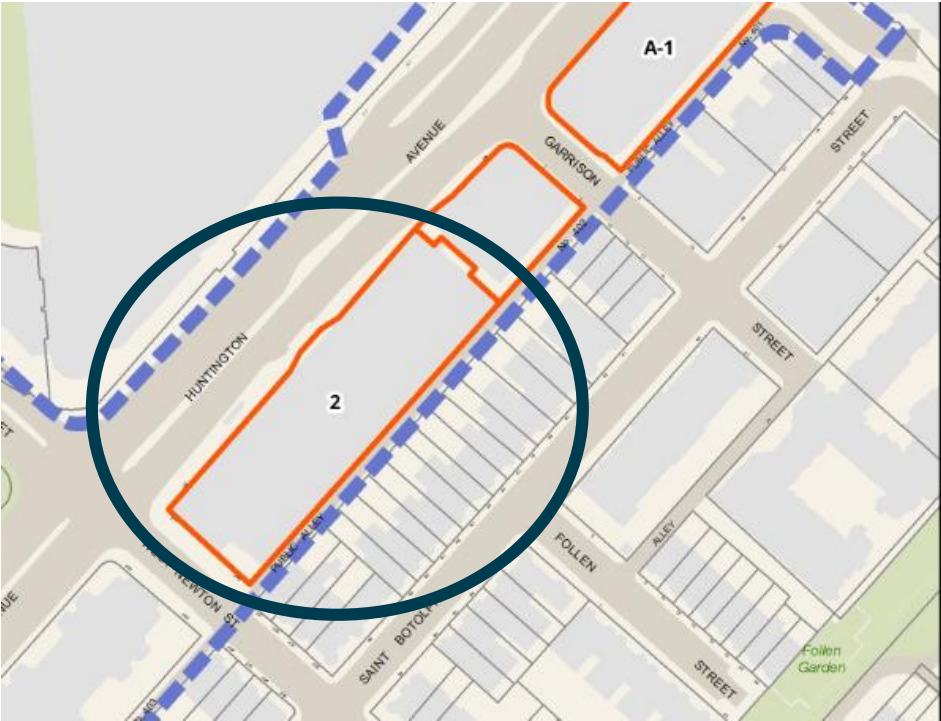
Parcel A-1

116 Huntington Avenue



Parcel 2

The Colonnade Hotel 120 Huntington Avenue



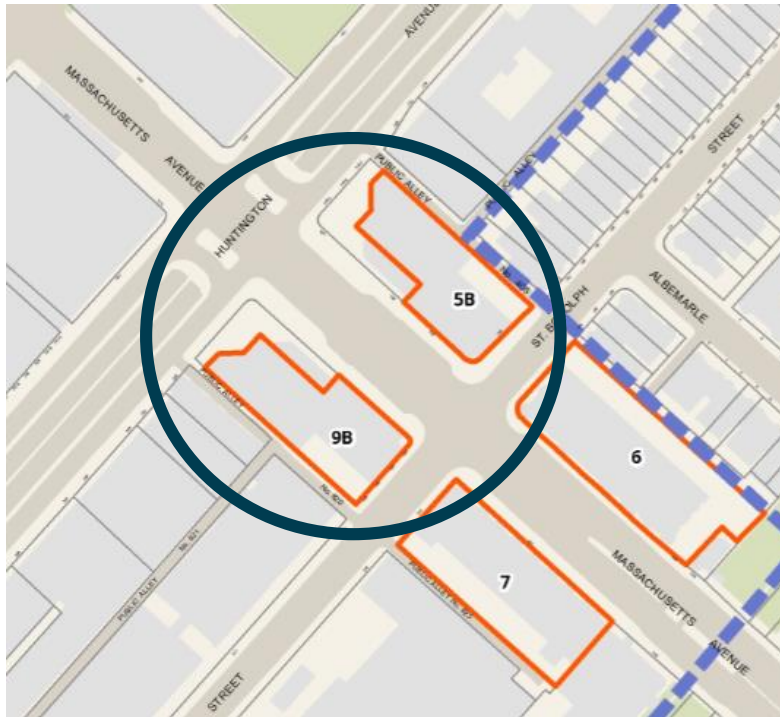
Parcel 2

Colonnade Residences

118 Huntington Avenue



Parcel 5B
Symphony East
Parcel 9B
Symphony West



Parcel 6

St. Botolph Assisted Living



Parcel 7

St. Botolph Terrace

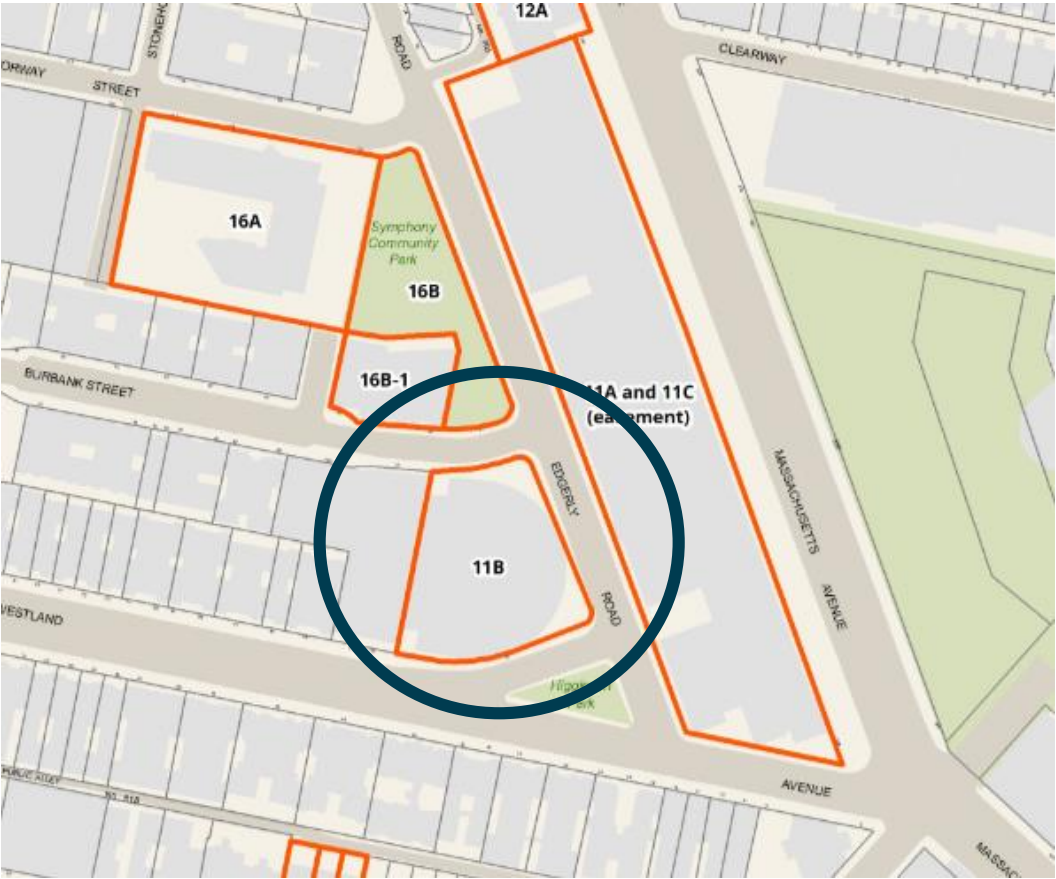


Parcel 11A & 11C Easement Church Park



Parcel 11B

Whole Foods and Parking



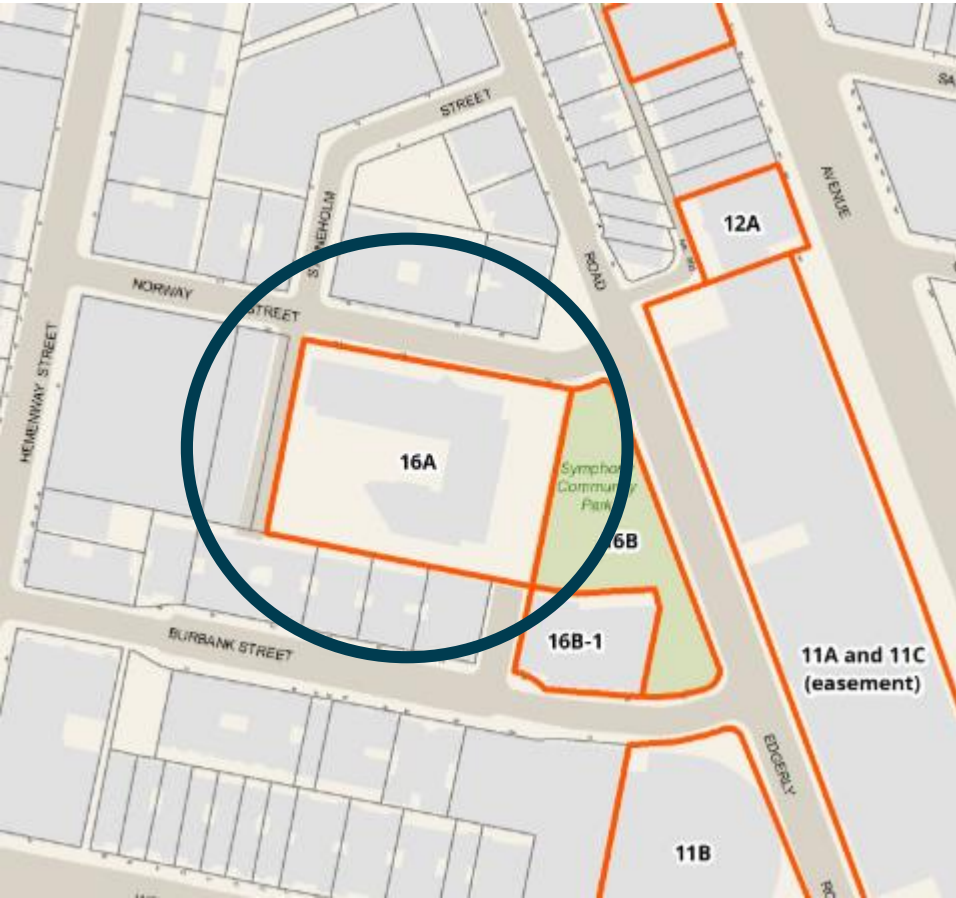
Parcel 12A

Carillon Condominium



Parcel 16A

Morville House



Parcel 16B

Symphony Community Park (City)

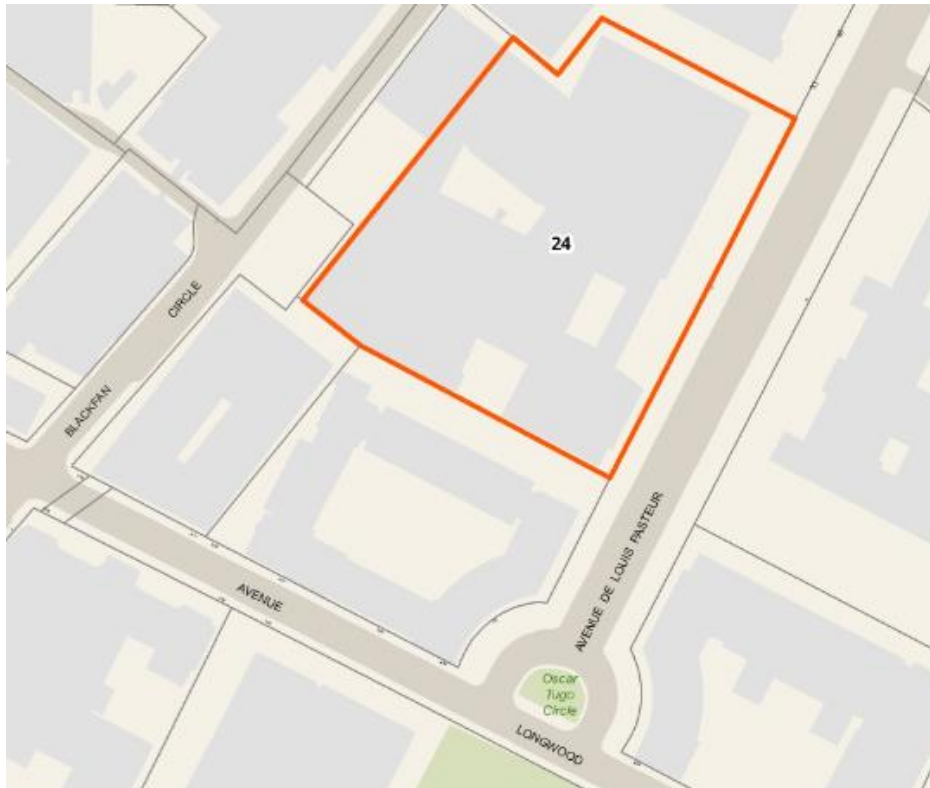


Edgerly Road Playground (City)



Parcel 24

**Harvard Medical School
77 Avenue Louis Pasteur
(Formerly Boston English High School)**



Parcel 25

Symphony Road Garden



BRA Deed Restricted Affordable Housing

Project Name	Affordable Units
St. Botolph Assisted Living	27 Low-Income (60% AMI) Rental Units 27 Moderate-Income (80%AMI) Rental Units Term: 50 Years
Carillon Condominium	1 Low-Income (80% AMI) Condo Unit 1 Moderate-Income (100% AMI) Condo Unit Term: 30 + 20 Years

Next Steps

- Parcel 5A Symphony East Plaza/Street Area Ownership
- Parcel 9A Symphony West Plaza/Street Area Ownership

Campus High School



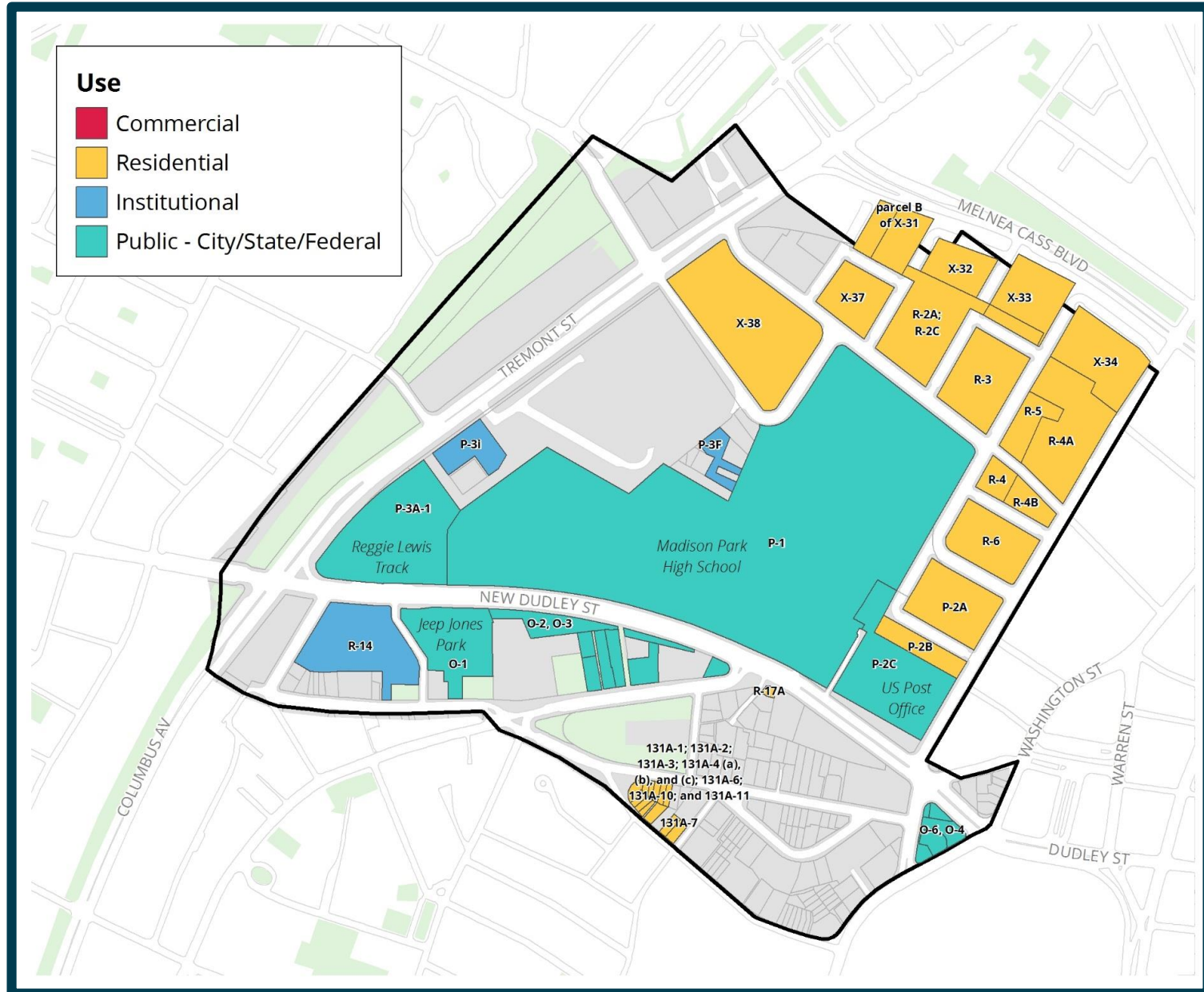
**boston planning &
development agency**

Campus High School Urban Renewal Area



Campus High School Urban Renewal Area

Parcels



Parcel O-1

Jeep Jones Park (City)



Parcels O-2 and O-3

Roxbury Heritage State Park (Commonwealth of Massachusetts Park)



Parcel O-4 and O-6 Justice Gourdin Park (City)



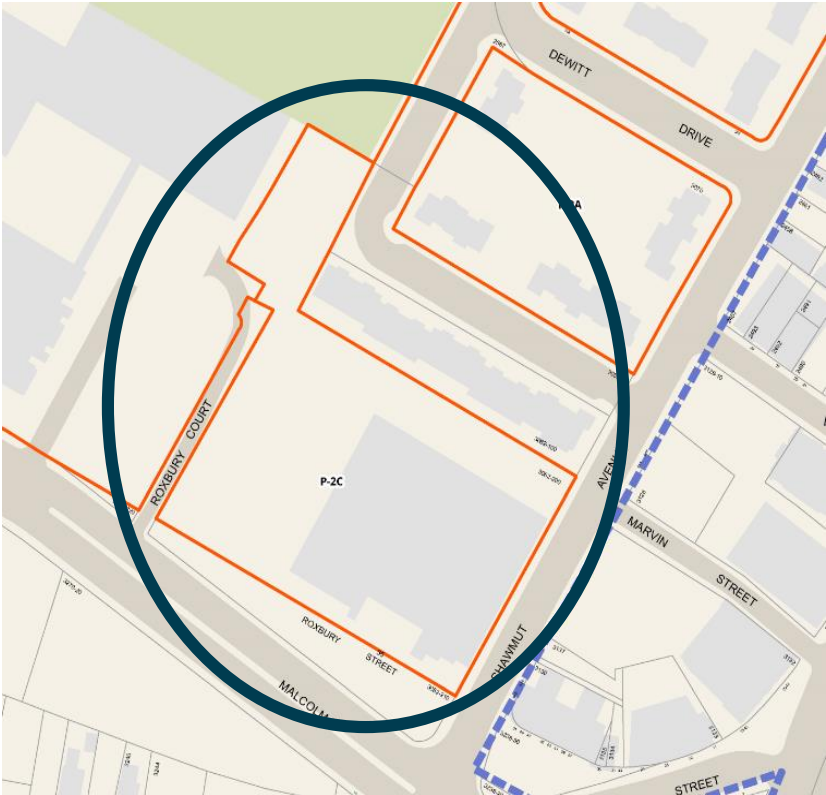
Parcel P-1

Madison Park High School and John D. O'Bryant High School



Parcel P-2C

US Post Office



Parcel P-3A-1

Reggie Lewis Center (Commonwealth of Massachusetts)



Parcel P-3i

Whittier Street Health Center



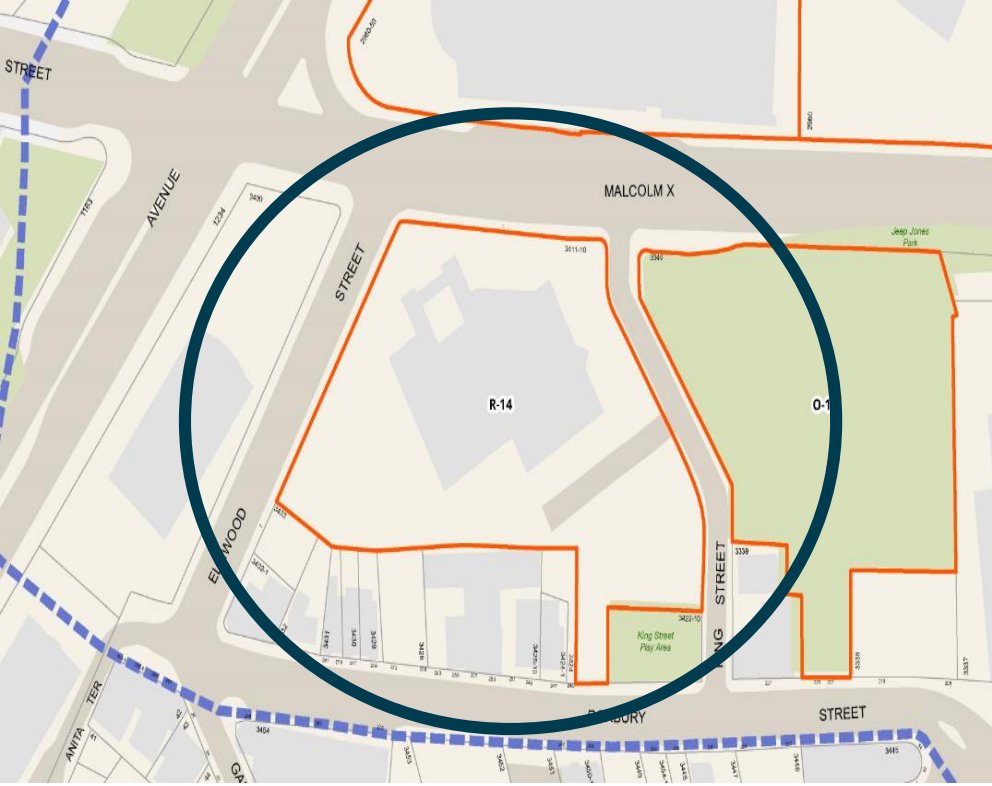
Parcel P-3F

Good Shepherd Church of God in Christ



Parcel R-14

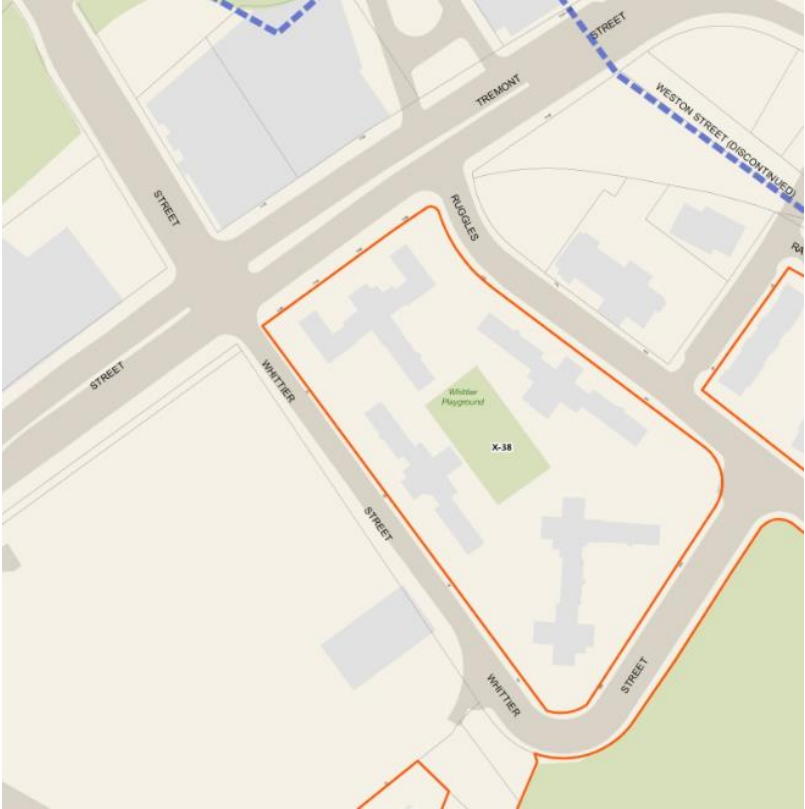
Islamic Center



Parcel X-38

Whittier Street Residences

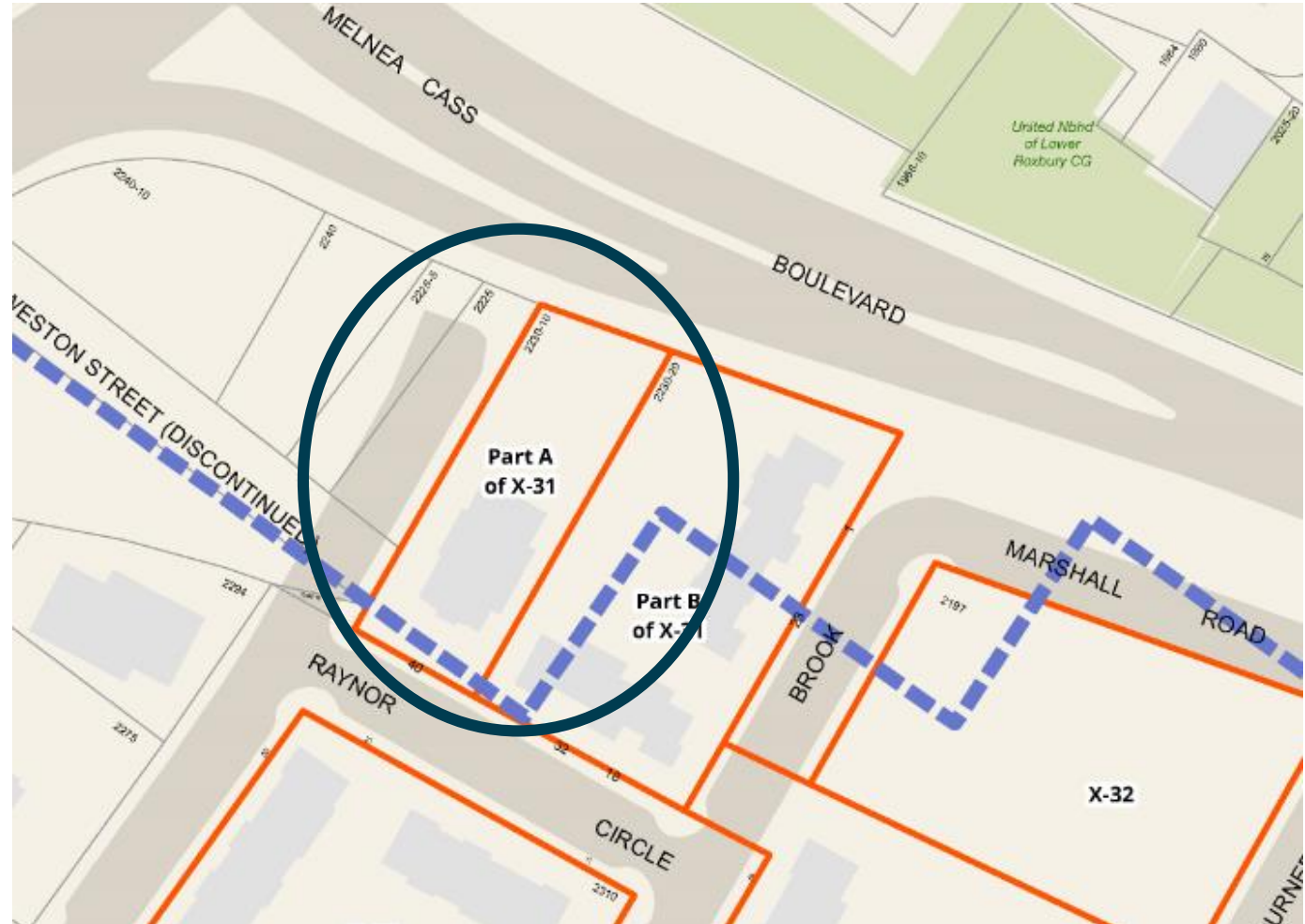
CHOICE Grant



Parcel A of Parcel X-31

Madison Melnea Cass Apartments

40 Raynor Street



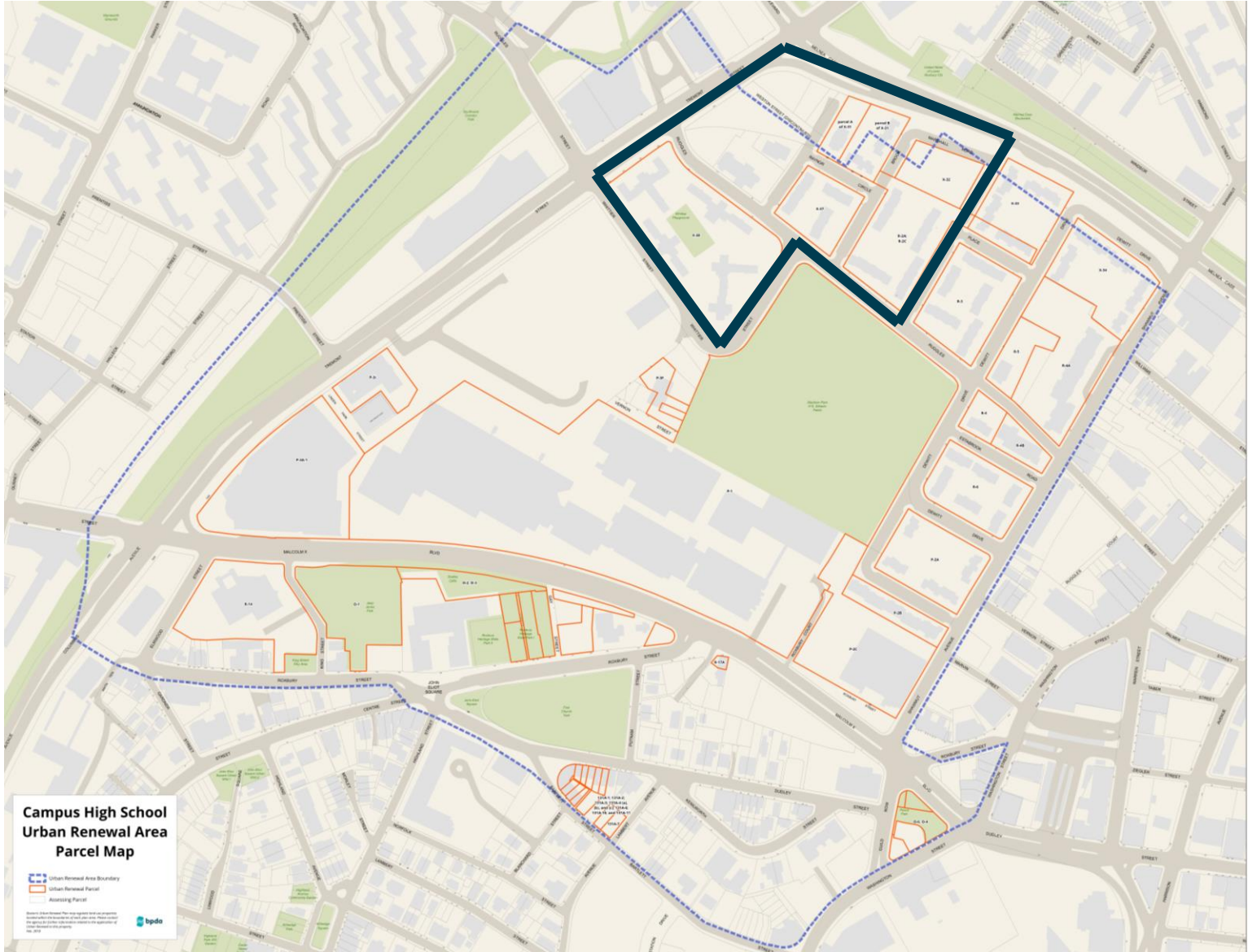
Parcel X-32

Madison Melnea Cass Apartments

Brook Marshall Road



Urban Renewal Overlay District



Parcels R-2A, R-2C

Madison Park III Townhomes

Kerr Place



Parcel R-3

Madison Park III Townhomes

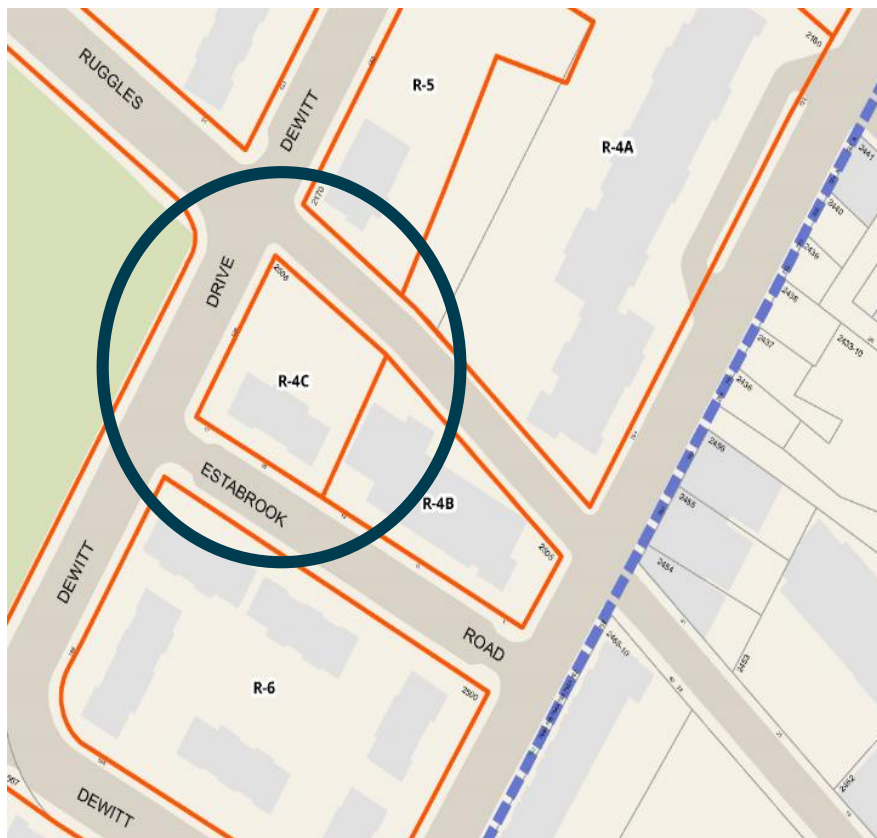
51-65 Ruggles Street



Parcel R-4C

Madison Park III Townhomes

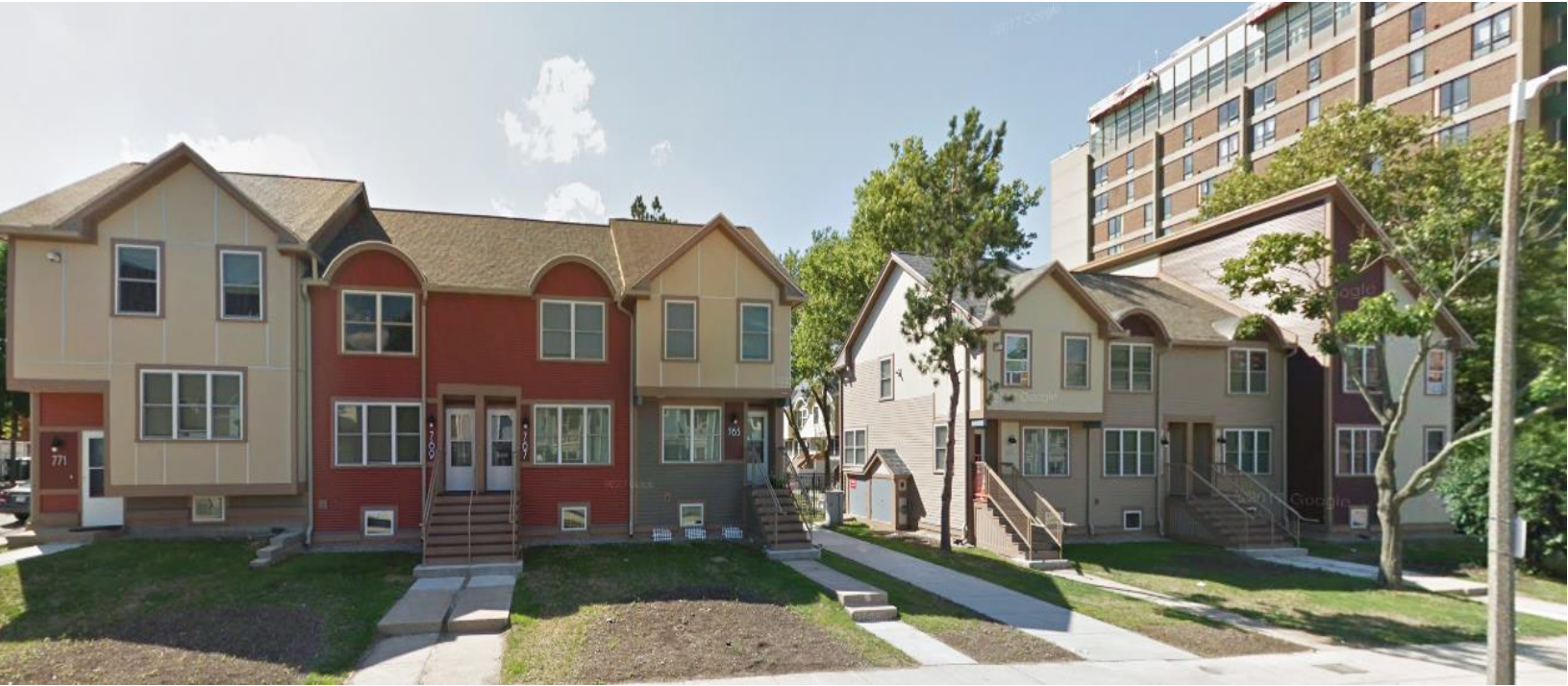
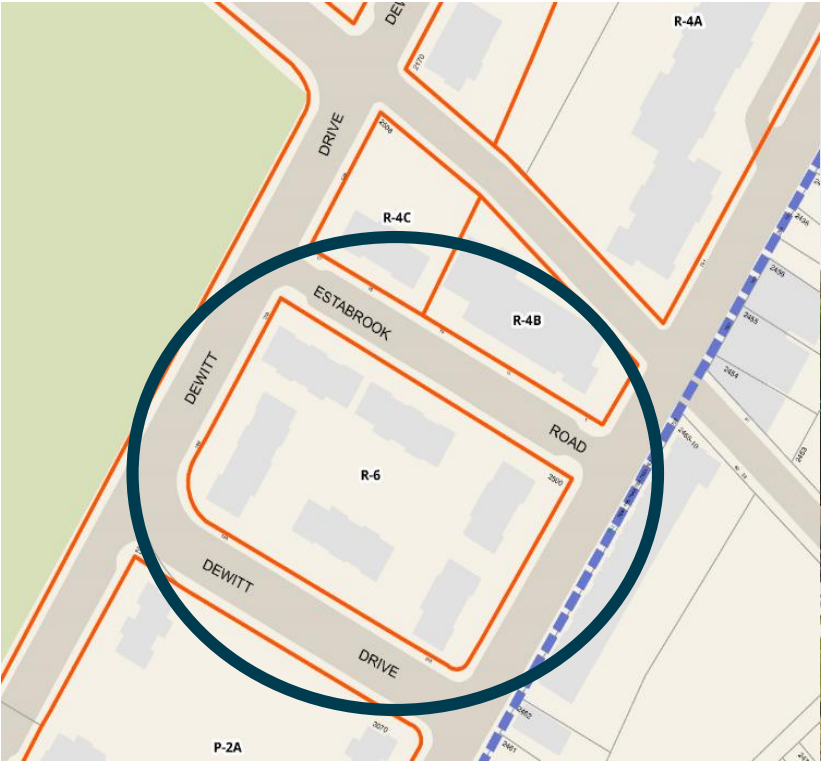
13-17 Estabrook Road



Parcel R-6

Madison Park III Townhomes

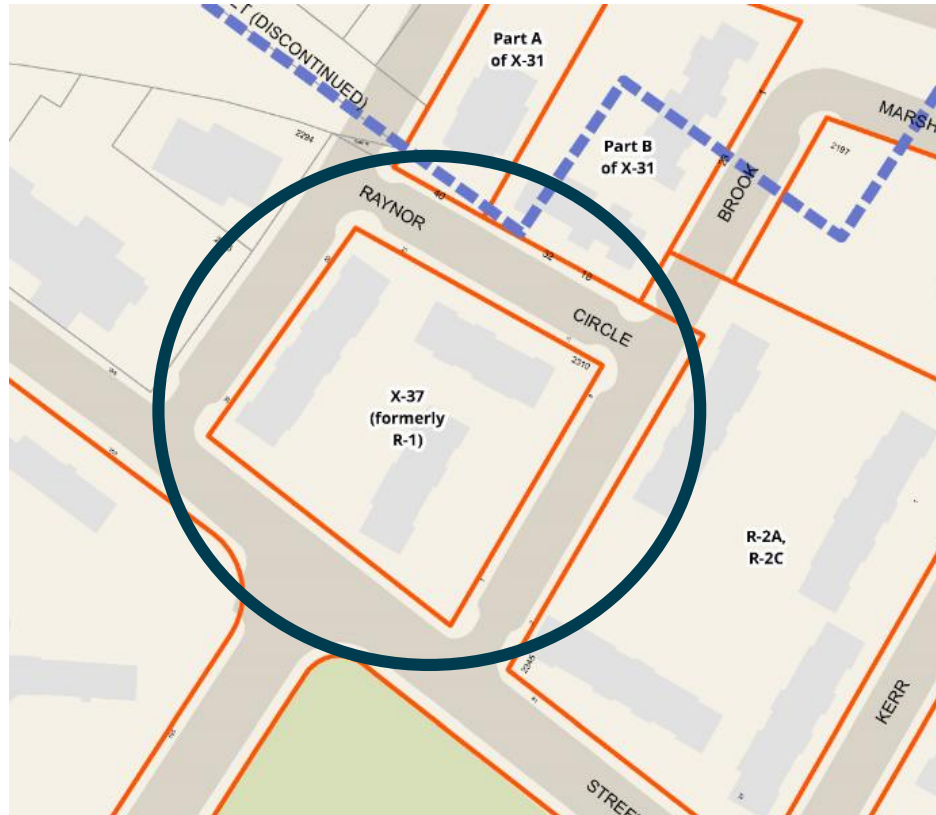
759-771 Shawmut Avenue



Parcel X-37

Madison Park III Townhomes

83 Ruggles Street



Parcel R-5

Madison Park III Community Center

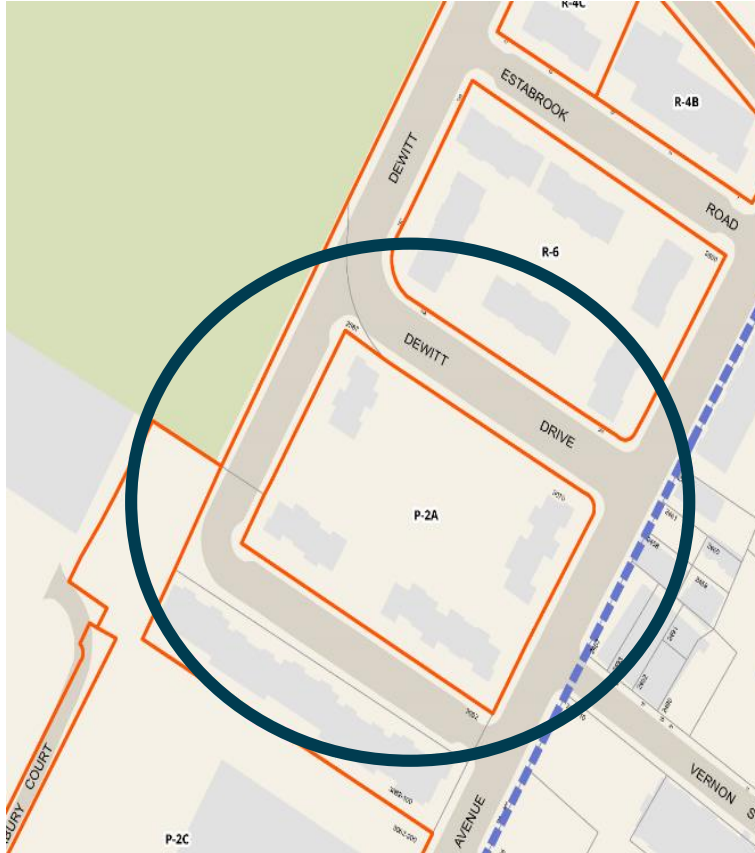
122 Dewitt Street



Parcel P-2A

Madison Park IV

Dewitt Drive



Parcel B of Parcel X-31

Madison Park IV

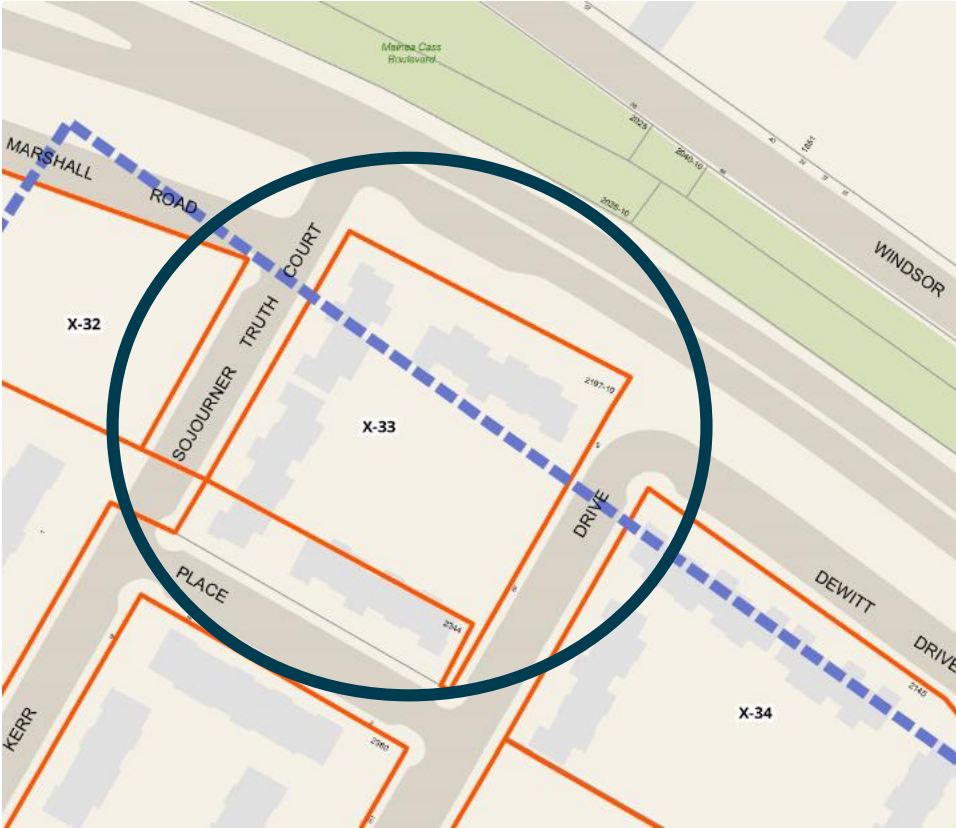
1-23 Brook Marshall Road



Parcel X-33

Madison Park IV

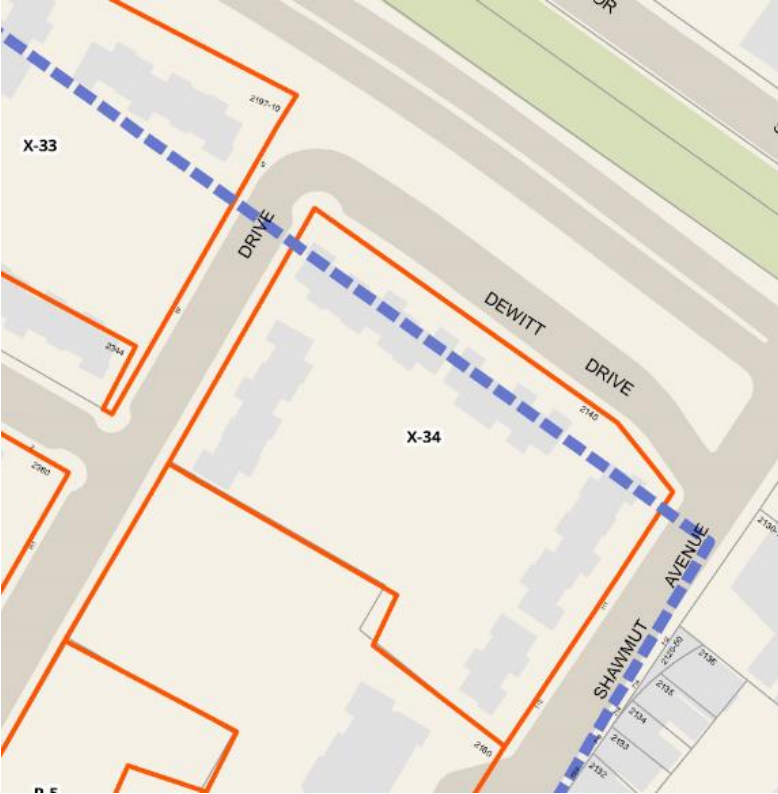
Sojourner Truth Place



Parcel X-34

Madison Park IV

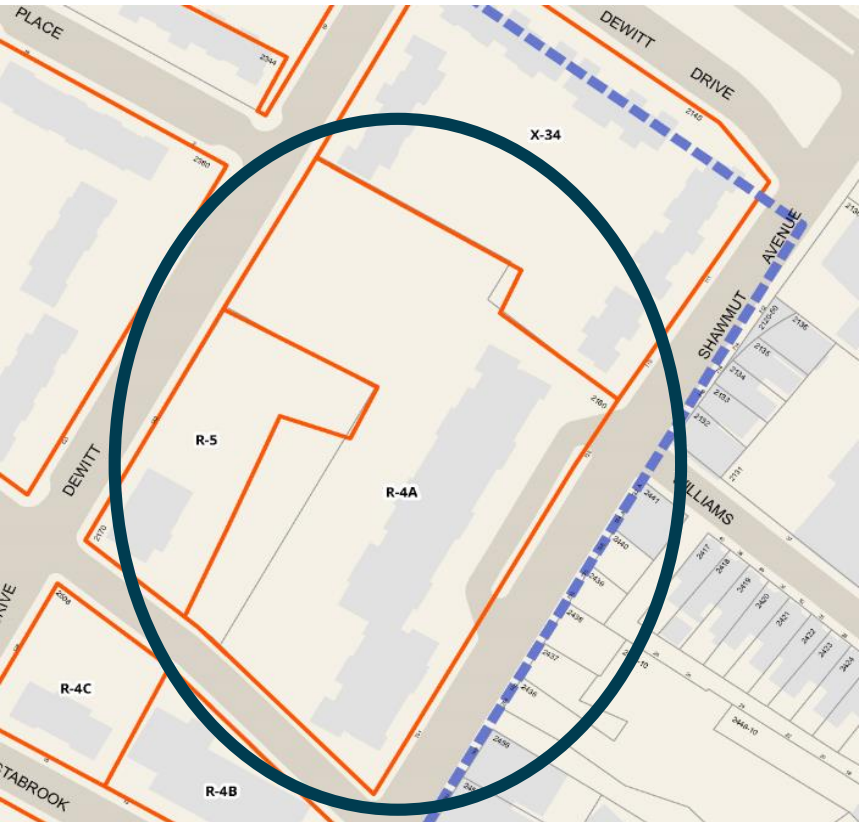
Dewitt Drive



Parcel R-4A

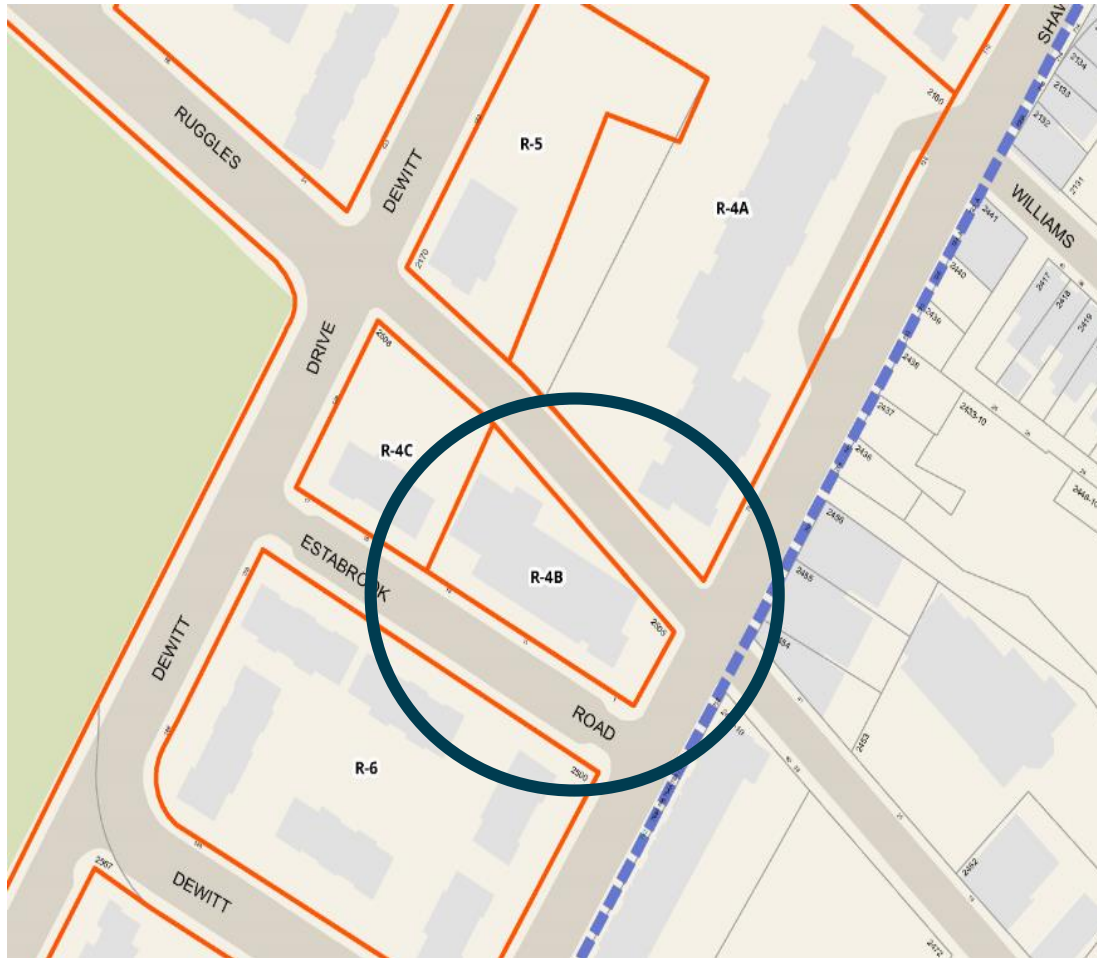
Haynes House

725-751 Shawmut Avenue



Parcel R-4B

Smith House II



boston planning & development agency



Parcel R-17A

Metro Boston Alive



Parcels 131A-1; 131A-2; 131A-3; 131A-4(a),(b),(c); 131A-6; 131A-10; and 131A-11

Cox Building Associates



BRA Deed Restricted Affordable Housing

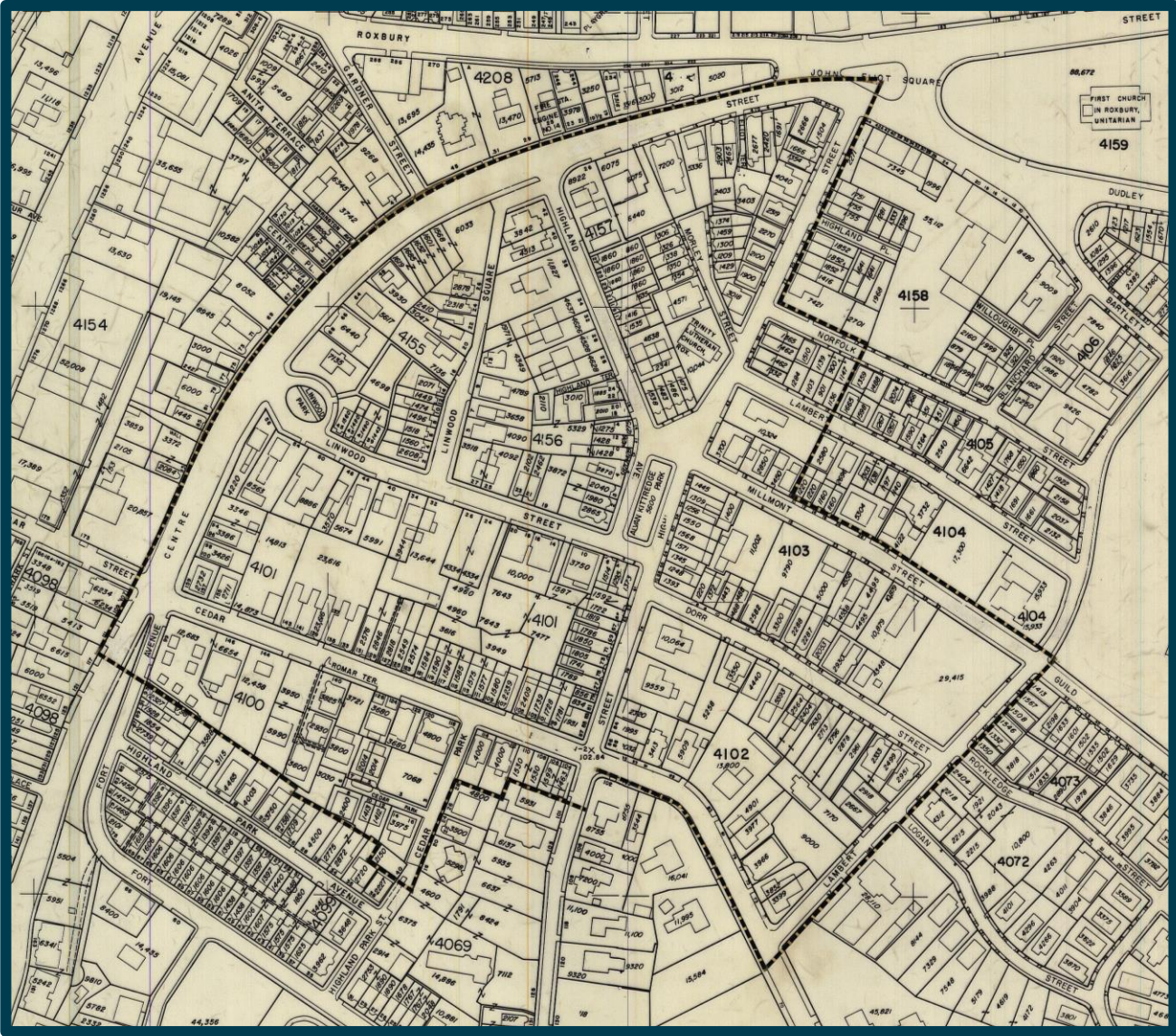
Project Name	Affordable Units
Beryl Gardens	20 Low-Income (60% AMI) Rental Units Term: 30 + 20 Years

Next Steps

- Research Street near Beryl Gardens

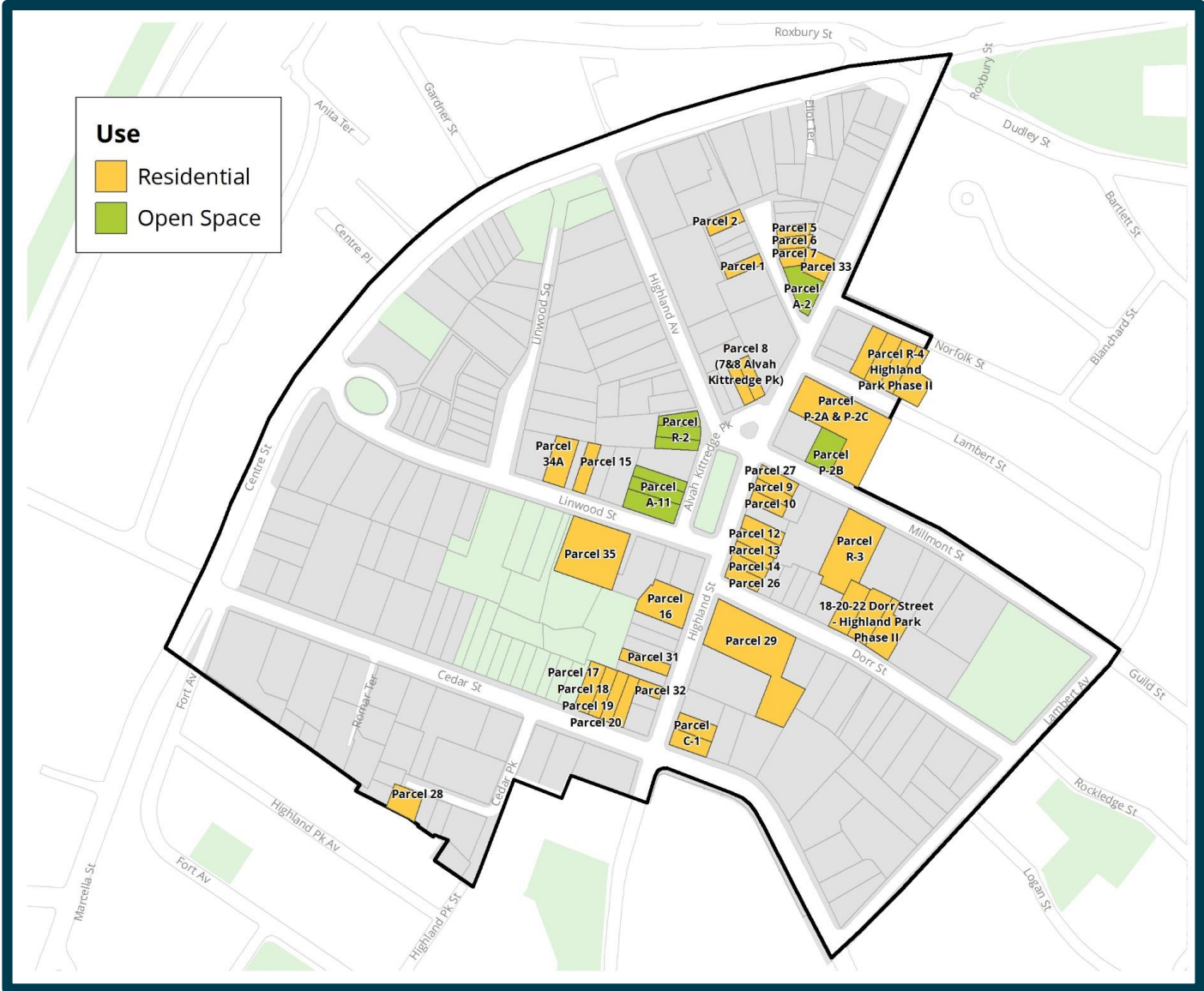
Kittredge Square

Kittredge Square Urban Renewal Area



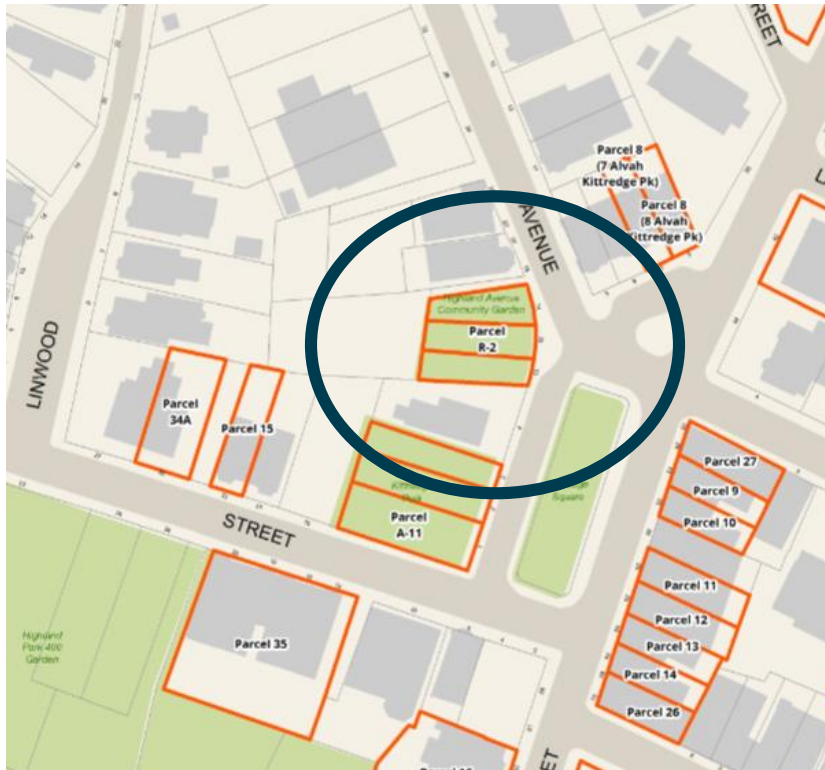
Kittredge Square Urban Renewal Area

Parcels



Parcel R-2

Highland Avenue Community Garden



Parcel A-11

Kittredge Park

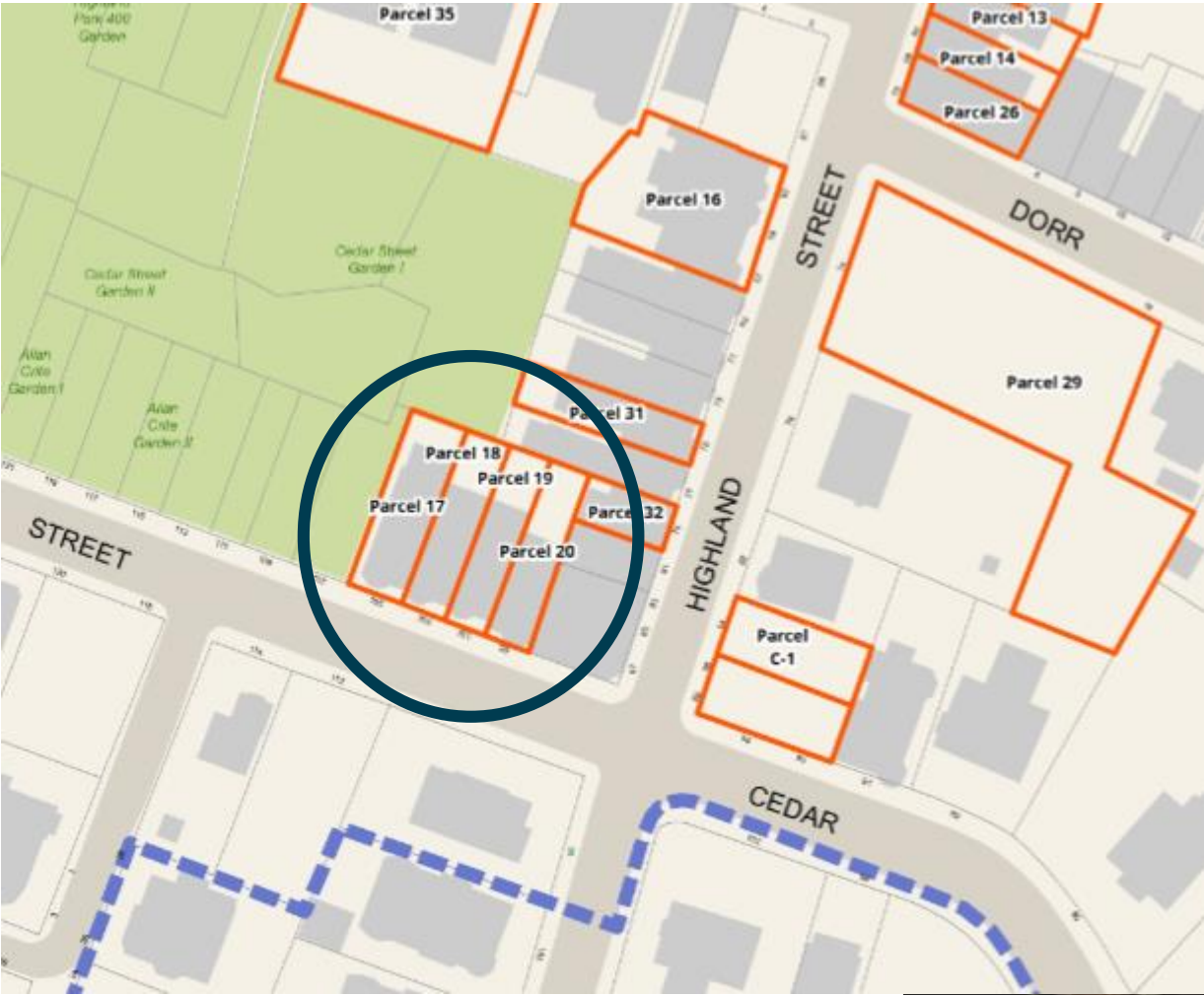


Parcel 8

7-8 Alvah Kittredge



99-105 Cedar Street



18-22 Dorr Street Highland Park II



6-12 Lambert Street Highland Park II



74 Alvah Kittredge

BHA Owned

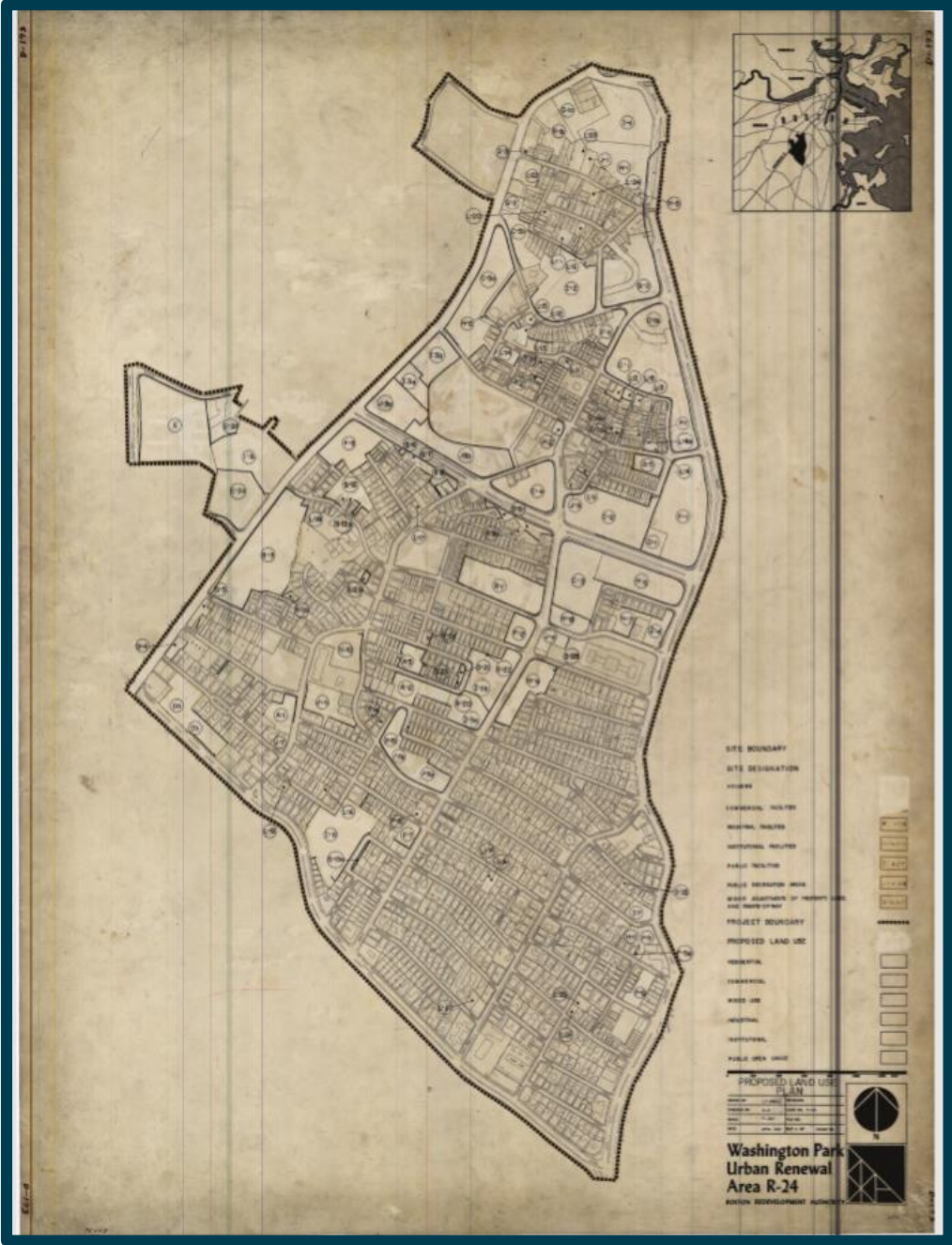


BRA Deed Restricted Affordable Housing

Project Name	Affordable Units
P-2A, P-2C and Parcel 16 Kittredge Square LLC	1 Moderate-Income (80% AMI) Condo Unit 2 Upper-Middle Income (80%-100% AMI) Condo Units Term: 30 + 20 Years
Parcel 8 (8 Alvah Kittredge Park)	1 Upper-Middle Income (120% AMI) Rental Unit Term: 30 + 20 Years
Highland Park II	6 Low-Income (80% AMI) Homeownership Unit Term: 30 + 20 Years
Parcel 31 (75 Highland Street)	1 Low-Moderate Income (80% AMI) Condo Unit Term: 30 + 20 Years

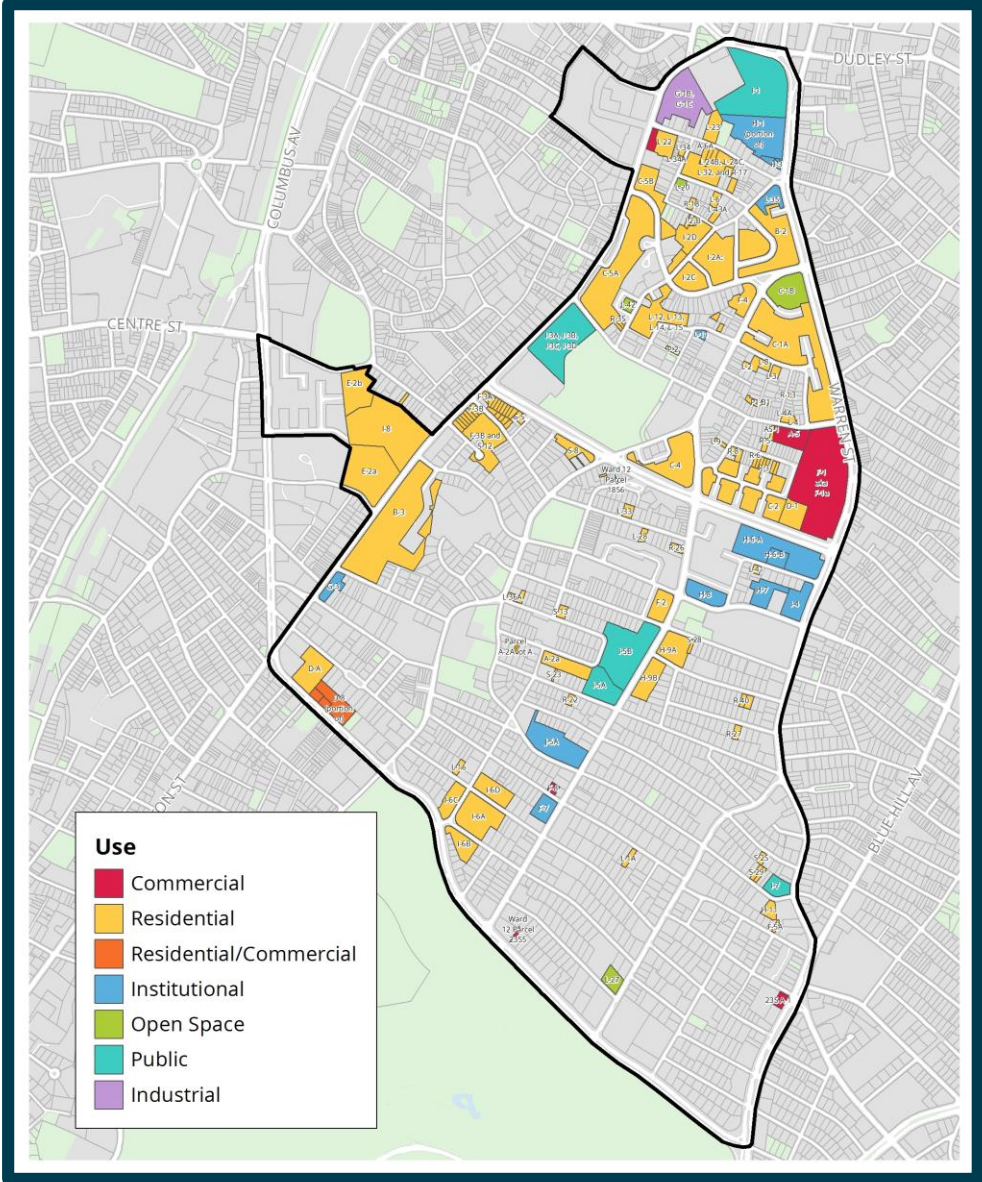
Washington Park

Washington Park Urban Renewal Area



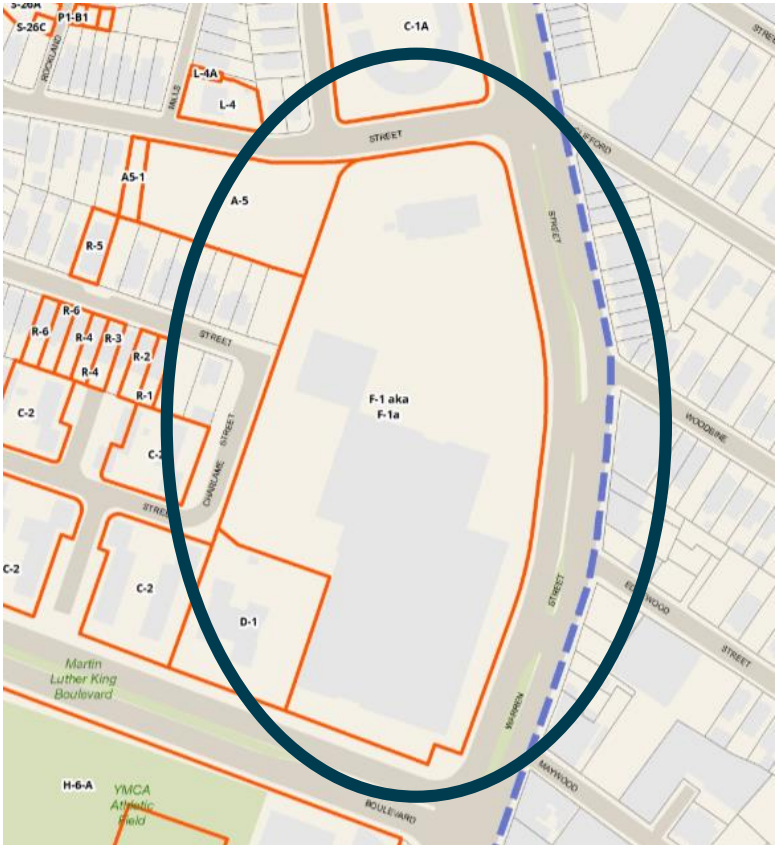
Washington Park Urban Renewal Area

Parcels



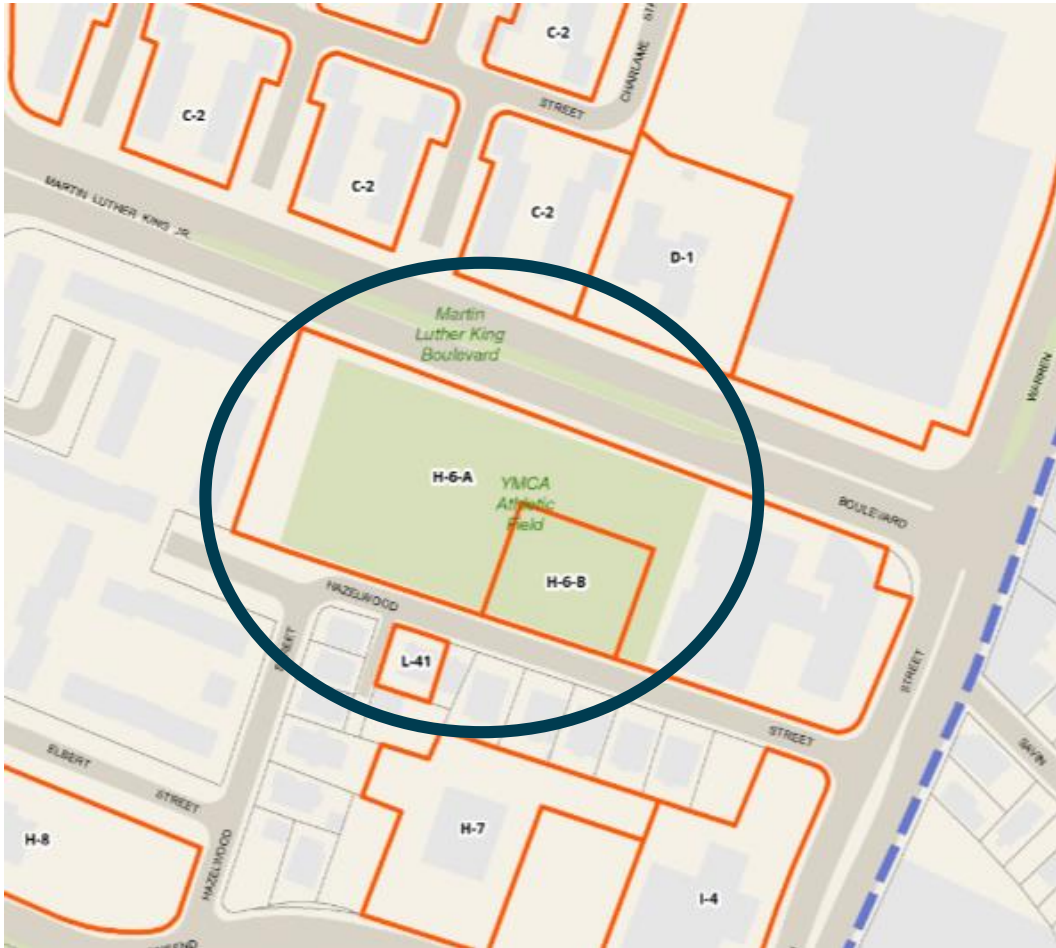
Parcel F-1

Washington Park Mall



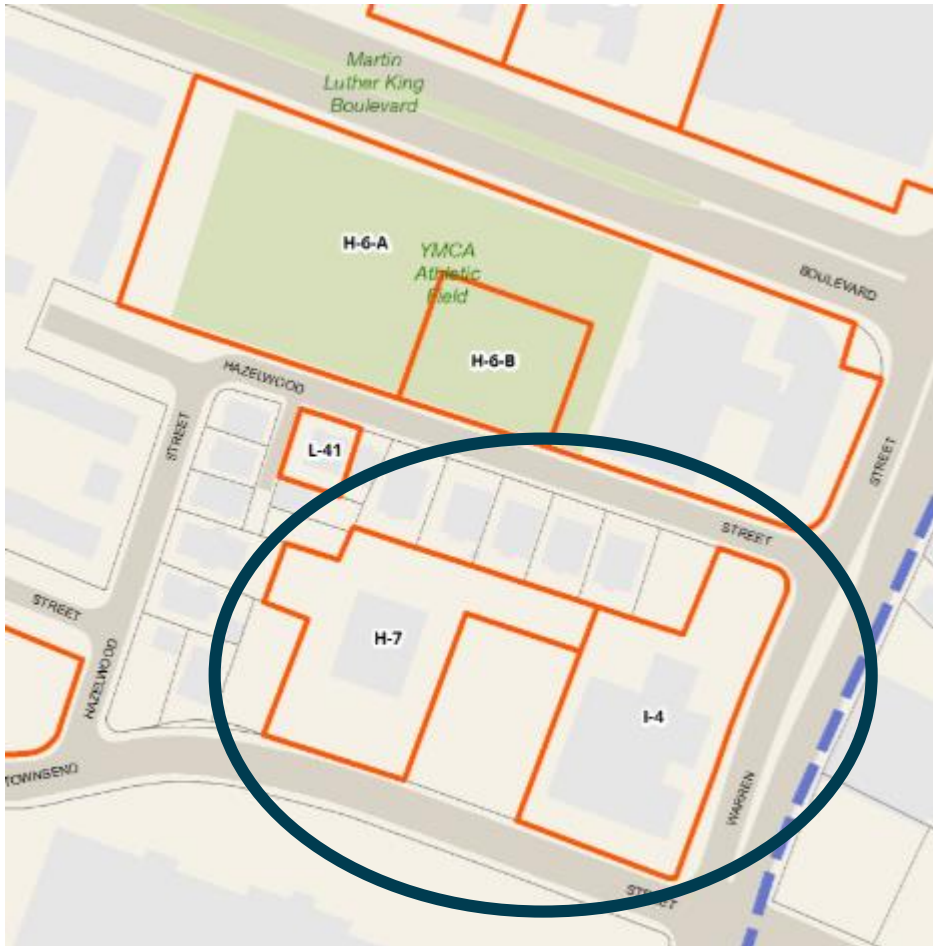
Parcels H-6A and H-6B

YMCA Warren/Hazelwood



Parcels I-4 and H-7

Bridge Boston Charter School

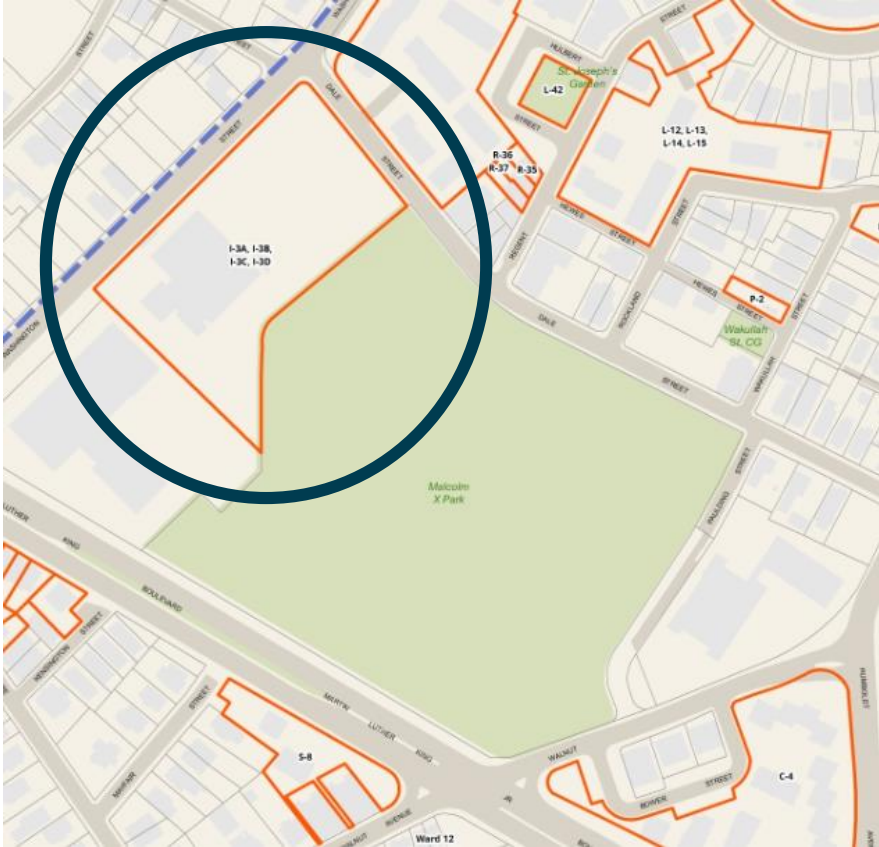


Parcels I-5A and I-5B

Trotter School + Playground

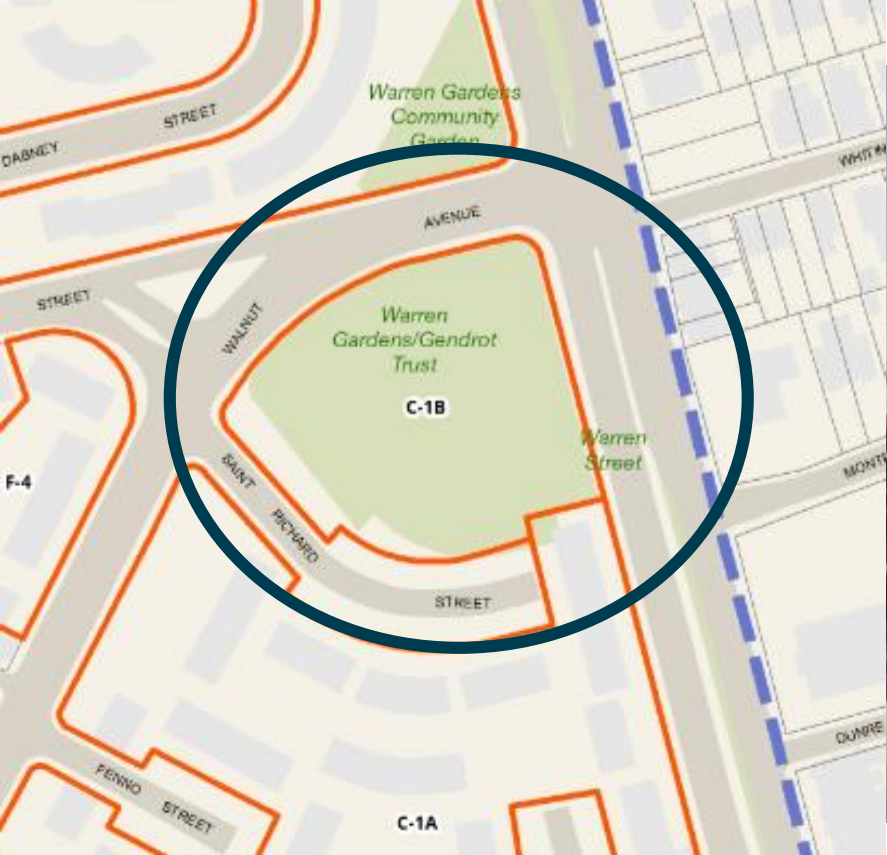


Parcels I-3A, I-3B, I-3C and I-3D Malcolm X Park I (City)

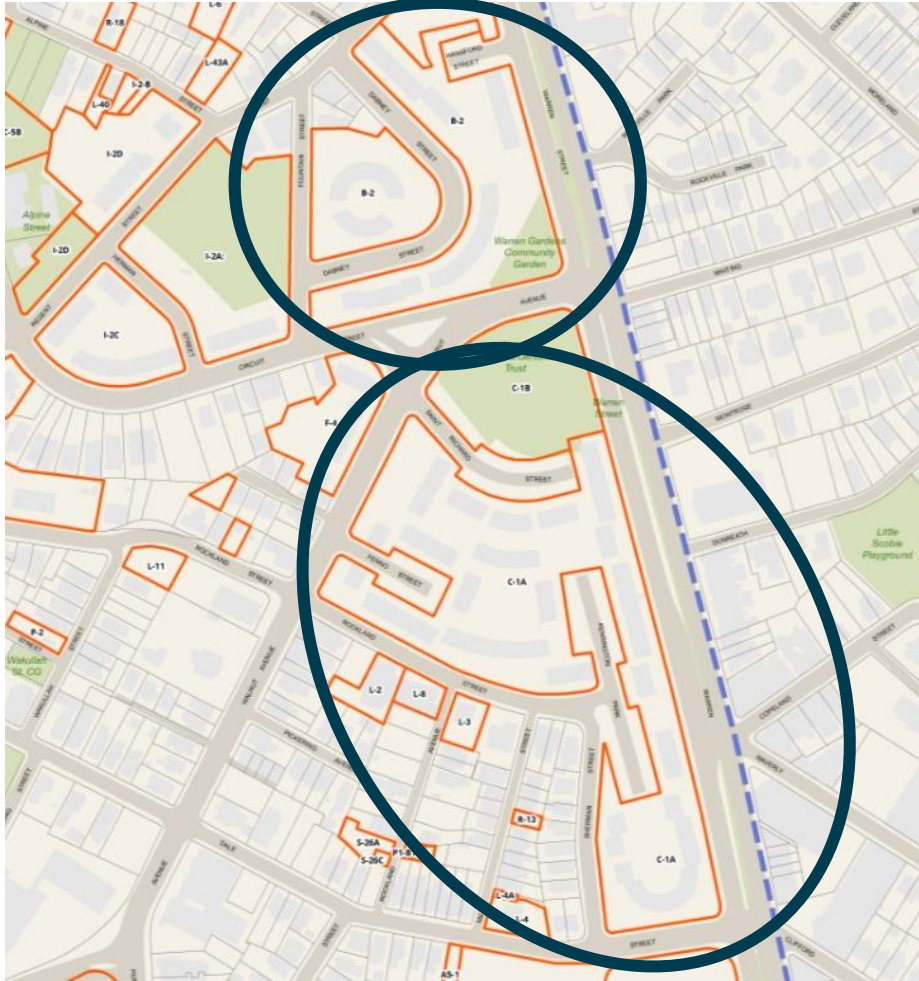


Parcel C-1B

Warren Gardens Open Space



Parcels C1-A, B-2 and F-4 Warren Gardens Housing



Parcels I-2A , I-2C and I-2D Fountain Hill Square Condominium



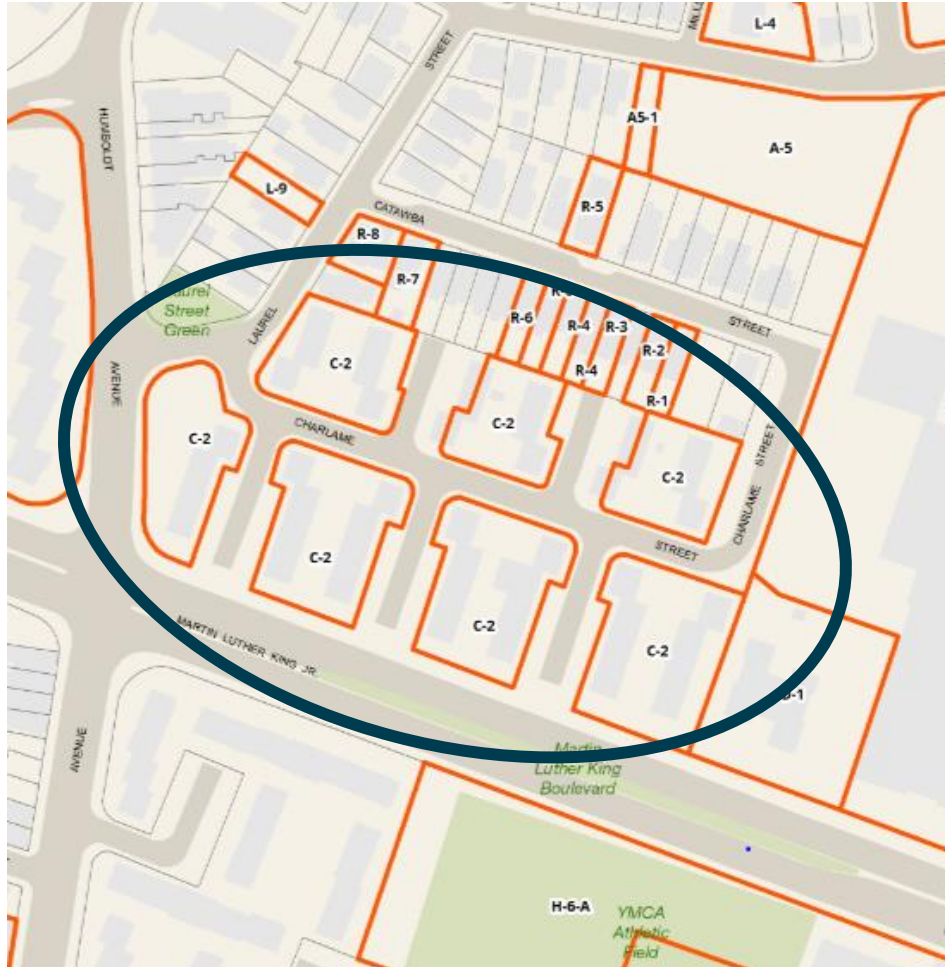
Parcel F-2

Marksdale Garden Coop

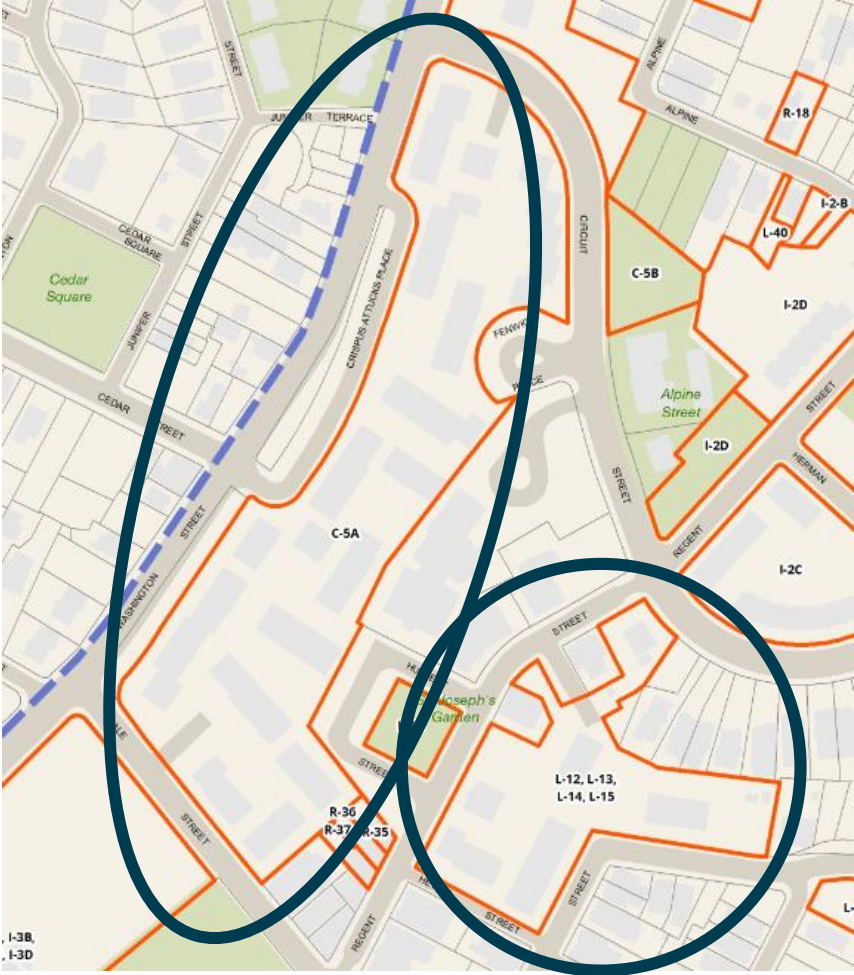


Parcel C-2

Charlame Park Homes (Coop)



Parcels C-5A, C-5B, L-12, L-13, L-14 and L-15 St. Joseph's Community, Inc.

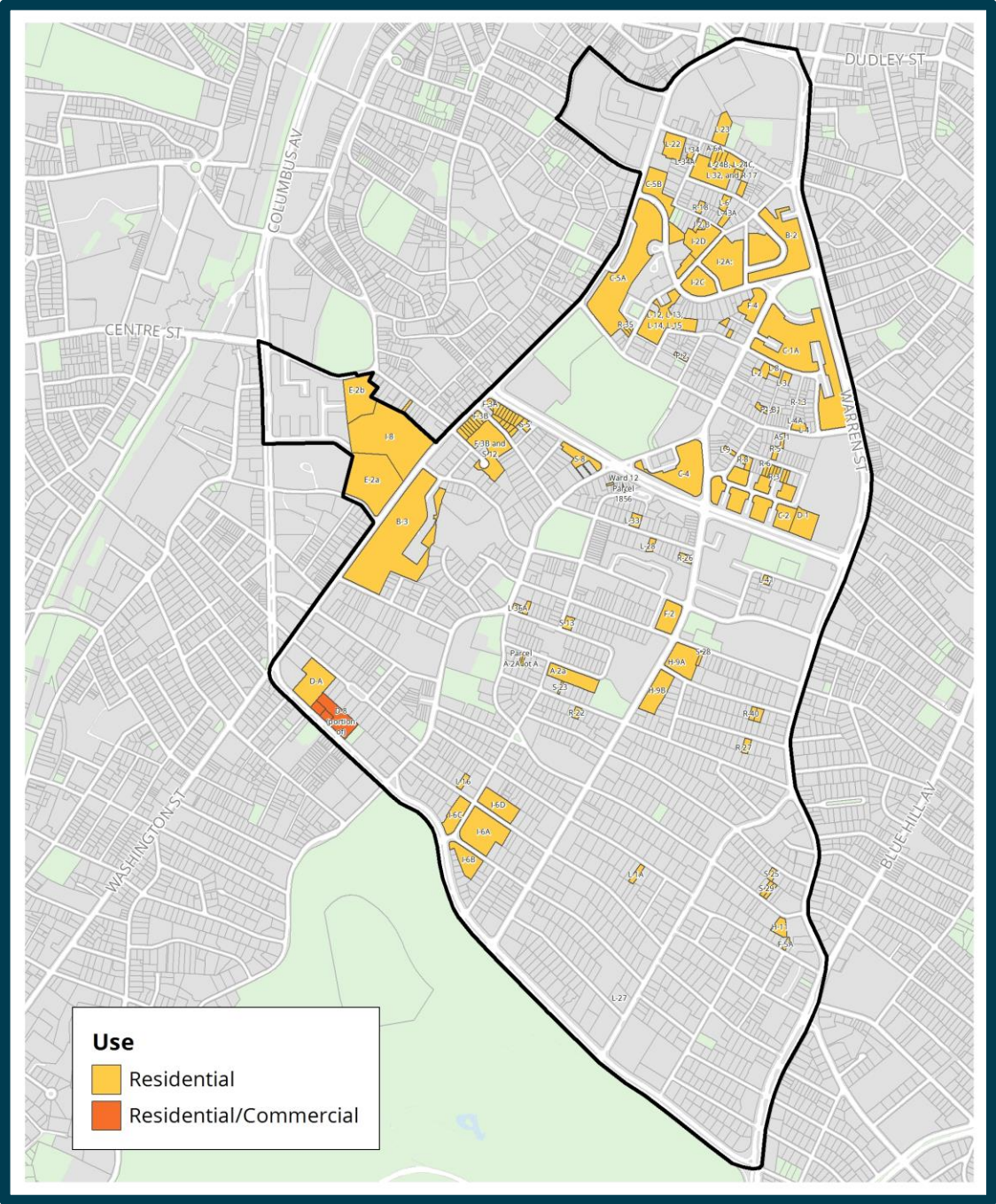


Parcels B-3, E-2a and E-2b

The Academy Homes



Washington Park Urban Renewal Area Residential



BRA Deed Restricted Affordable Housing

Project Name	Affordable Units
Windale – Washington Commons (Parcels F-3A, F-3B and S-12)	11 Low-Moderate Income (80% AMI) Townhouses/Condo Units 17 Middle-Income (110% AMI) Townhouses/Condo Units Term: 30 + 20 Years
Fountain Hill (Parcels I-2A, I-2C)	18 Affordable (80% AMI) Condo Unit Term: 30 + 20 Years
Infill	<p><u>20 Rockland Street</u> 3 Affordable (80% AMI) Condo Units</p> <p><u>24 Rockland Street</u> 4 Affordable Units, DND Restriction</p> <p><u>25 Dale Street</u> 4 Affordable (80% AMI) Condo Units</p> <p><u>15 Kensington Street and 165-169 MLK Blvd</u> 13 Affordable Units, DND Restriction</p> <p>Term: 30 + 20 Years</p>

BRA Deed Restricted Affordable Housing (Cont'd)

Project Name	Affordable Units
St. James Estates (Parcel L-22)	8 Moderate-Income (80% AMI) Condo Units Term: 30 + 20 Years
85 Munroe Street (Parcel L-33)	<u>4 Affordable Condo Units</u> 1 Moderate-Income (80% AMI) Condo Unit 1 Upper-Moderate Income (90% AMI) Condo Unit 1 Middle-Income (100% AMI) Condo Unit 1 Lower-Middle Income (110% AMI) Condo Unit Term: 30 + 20 Years
Garrison Trotter II (Parcels A-2C, J-5b-1, L-54, L-55 and J-5b-2)	<u>Homeownership</u> 5 Low-Income (80% AMI) Homeownership Units (3BRs) 5 Moderate-Income (100% AMI) Homeownership Units (3BRs) Term: 30 + 20 Years <u>Rental</u> 1 Low-Income (80% AMI) Rental Unit 1 Moderate-Income (100% AMI) Rental Unit Term: 30 + 20 Years

Next City Council LDA Update

- Charlestown
- Downtown Waterfront
- West End