

Urban Renewal Update

Boston City Council

April 10, 2017

Agenda

1. **Recap of last City Council Update (September 2016)**
2. **BPDA Urban Renewal Website**
3. **BRA-owned land and property.boston.gov**
4. **Land Disposition Procedures and Actions**
5. **Additional Urban Renewal News**
6. **Update on Land Disposition Agreement Inventory (LDA)**



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

BOSTON REDEVELOPMENT AUTHORITY
 BRA
 MAR 23 2016

- 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. Darnswick-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 10, nays 5 (Jackson, Pressley, Zakim)
 Approved by the Mayor March 26, 2016.

Attest:

Matthew Teehey
 City Clerk



CITY OF BOSTON
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BOSTON
 BRA
 FEB 2 11 30 AM '16

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

Attest:

Matthew Terrey
 City Clerk

2

BPDA Urban Renewal Website



**boston planning &
development agency**

BPDA Urban Renewal Website



Planning

[What is Planning?](#)

[Planning Initiatives](#)

[Community Planning](#)

[Institutional Planning](#)

[Waterfront Planning](#)

[Urban Design](#)

Urban Renewal

- [Overview](#)
- [Map](#)
- [Featured Projects](#)

Overview



The Boston City Council's Committee on Planning and Development will hold a **public hearing** on Friday, September 30, 2016 at 10:00 AM in the Iannella Chamber, fifth floor, Boston City Hall. This hearing is a biannual **urban renewal** progress update by the BRA d/b/a the Boston Planning & Development Agency (BPDA).

EVENTS

09
Mar

Washington Park
Potential
Housing Sites
Public Meeting

BPDA Urban Renewal Website



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> By Document Type

> By Neighborhood

> By Project

✓ By Department

> About the BRA

✓ Planning

- Community Planning
- Disposition Planning
- Energy Planning
- Institutional Planning
- Policy Planning
- Transportation Planning
- Urban Design
- Urban Renewal
- Waterfront Planning

- Affordable Housing
- Business Development
- Capital Construction
- Development Projects
- Maps
- Opps & Props

Document Center

Sort by:

Document Date



Boston City Council Notice of Public Meeting 2017-04-03

DOWNLOAD pdf 75 KB

Document Type
Public Notice

Project
N/A

Document Date:
04/03/2017

Neighborhoods(s) N/A

Departments Urban Renewal

South End Urban Renewal 30-day Notice for Proposed Minor Modifications

DOWNLOAD pdf 615 KB

Document Type
Plans

Project
N/A

Document Date:
01/09/2017

Neighborhoods(s) South End

Departments Urban Renewal

3

BRA-owned land



**boston planning &
development agency**

Property.boston.gov



CITY of BOSTON

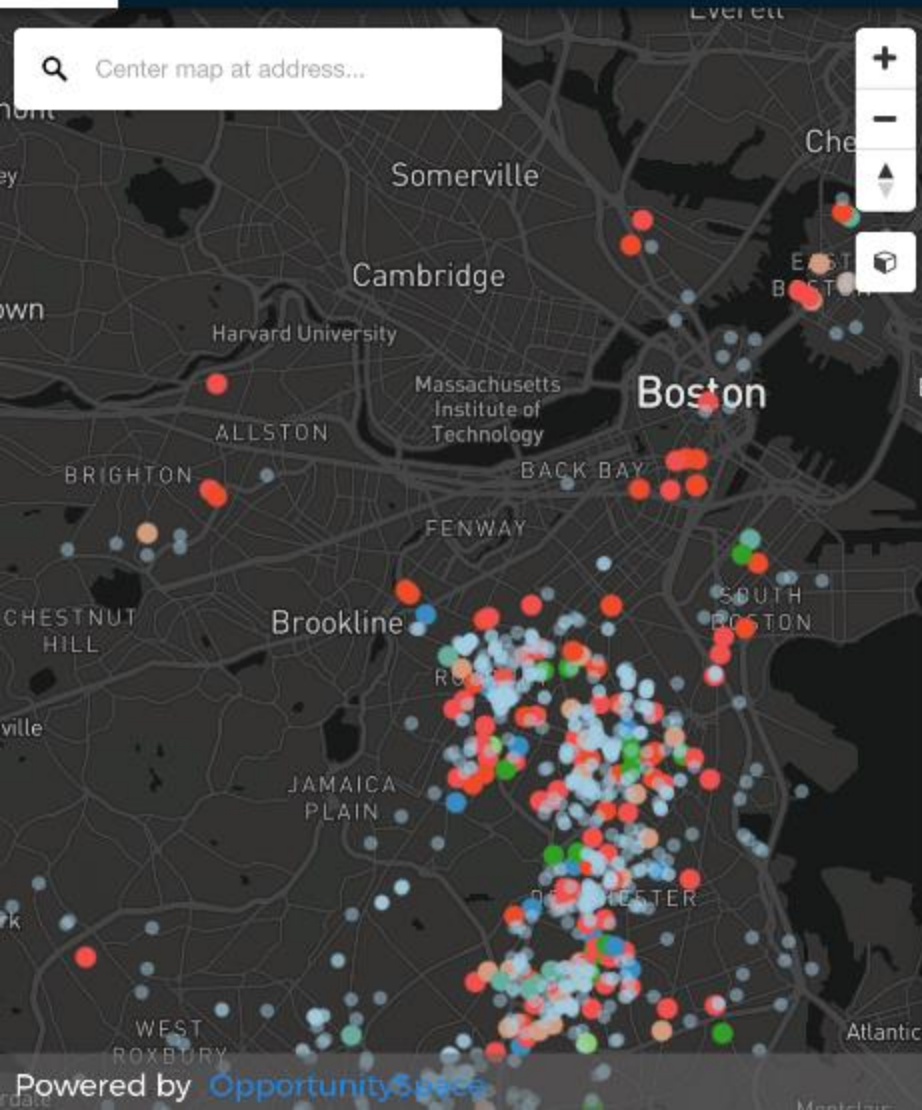
Department of Neighborhood Development

[Our Mission](#)

[FAQ](#)

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Filters

Project Stage

- Parcel Inventory (15)
- RFP In Process
- Proposal Review
- Property Sold / Construction in Process
- Community Meeting
- RFP Issued
- Under Agreement
- Construction Complete

Neighborhoods

Visualize

- Allston
- Brighton
- Central
- Charlestown
- Dorchester
- East Boston
- Fenway/Longwood
- Hyde Park
- Jamaica Plain
- Mattapan

Lot Size



Parcels: 1051 - Active Projects: 162

[Technical Issues](#)



4

Land Disposition Procedures and Actions



41 Regent RFP (South End)



Work with Us

[Access to Capital](#)

[Raymond L. Flynn Marine Park](#)

[BPDA Owned Land](#)

[RFPs, RFQs, Bids](#)

[Spaces for Lease](#)

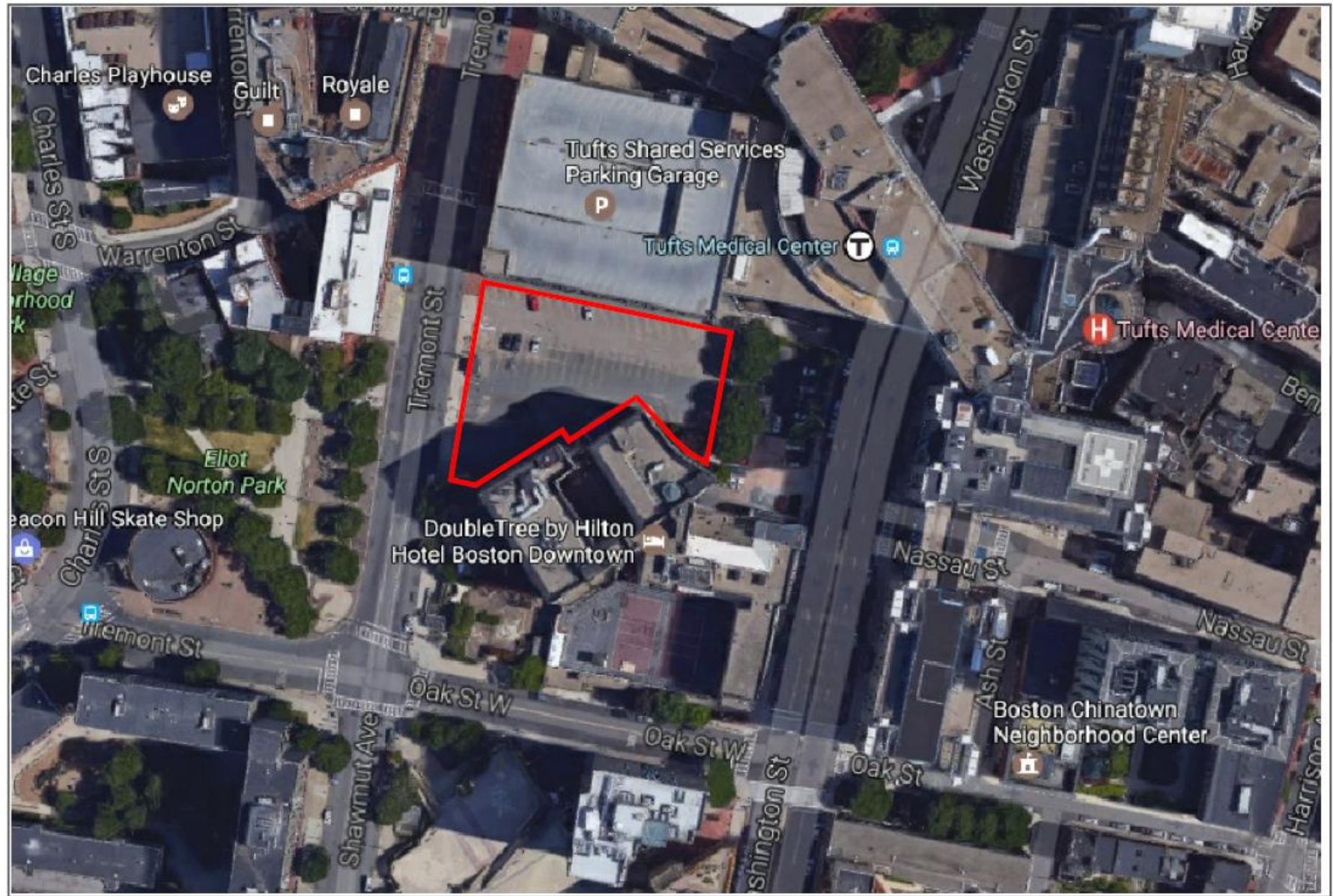
SALE OF 41 REGENT STREET, ROXBURY - PARCEL L-43-B WITHIN THE WASHINGTON PARK URBAN RENEWAL AREA

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



Type	RFP
Status	Open
Date Available	02/09/2017 12:00
Due Date	04/07/2017 12:00
Pre Bid Due Date	02/28/2017 10:00
Contact	Francis.Collins@boston.gov

Area Context

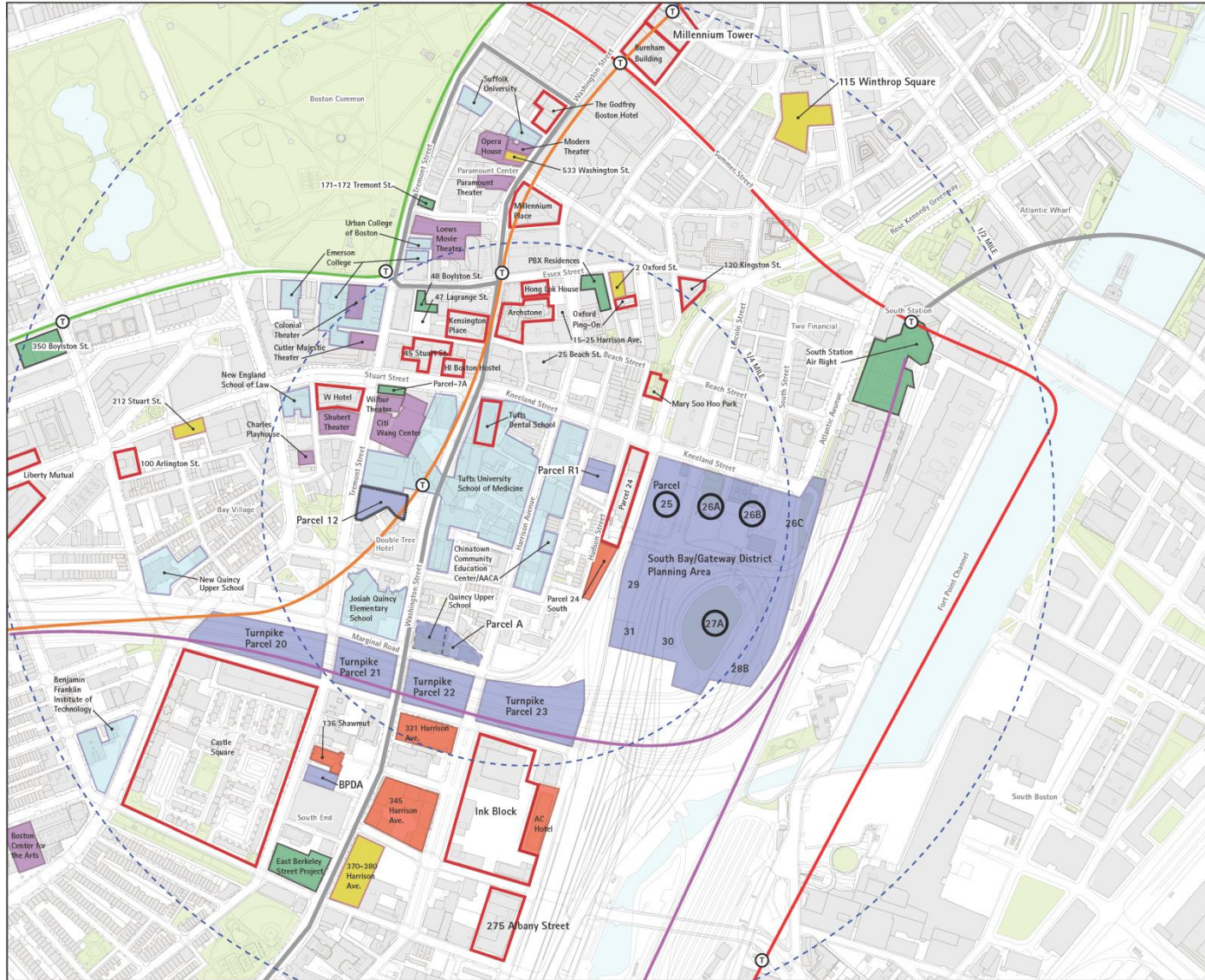


BPDA Team

The disposition of the remaining portion of Parcel P-12 is being managed by staff from BPDA and Department of Neighborhood Development (DND), which includes:

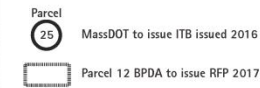
- **Real Estate and Real Estate Disposition**
- **Planning and Urban Design**
- **Development Review**
- **Housing and Compliance**
- **Legal**

Area Context



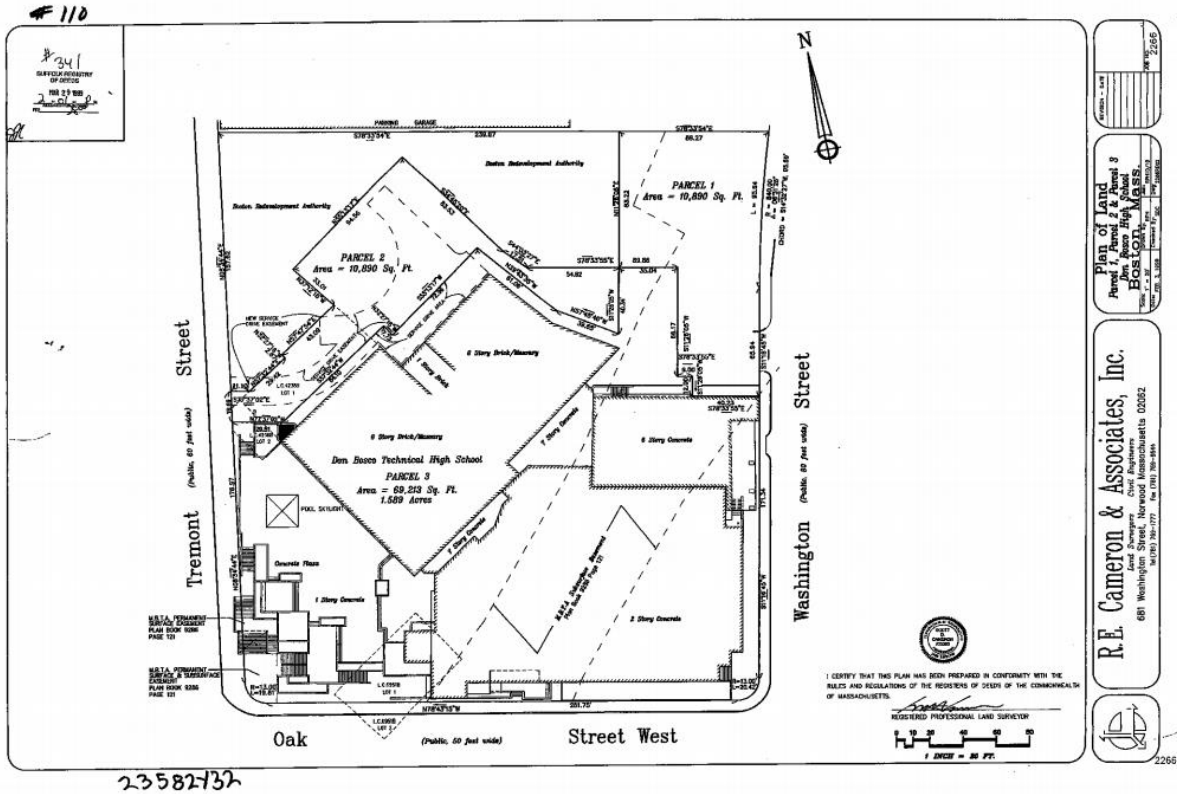
Chinatown/Leather District

January 2017



Urban Renewal Area

- Use and dimensions restricted by the **South Cove Urban Renewal Plan** (the “Plan”)
- May require **minor modification** to the Plan



Housing Innovation Competition



CITY of **BOSTON**

Mayor Martin J. Walsh

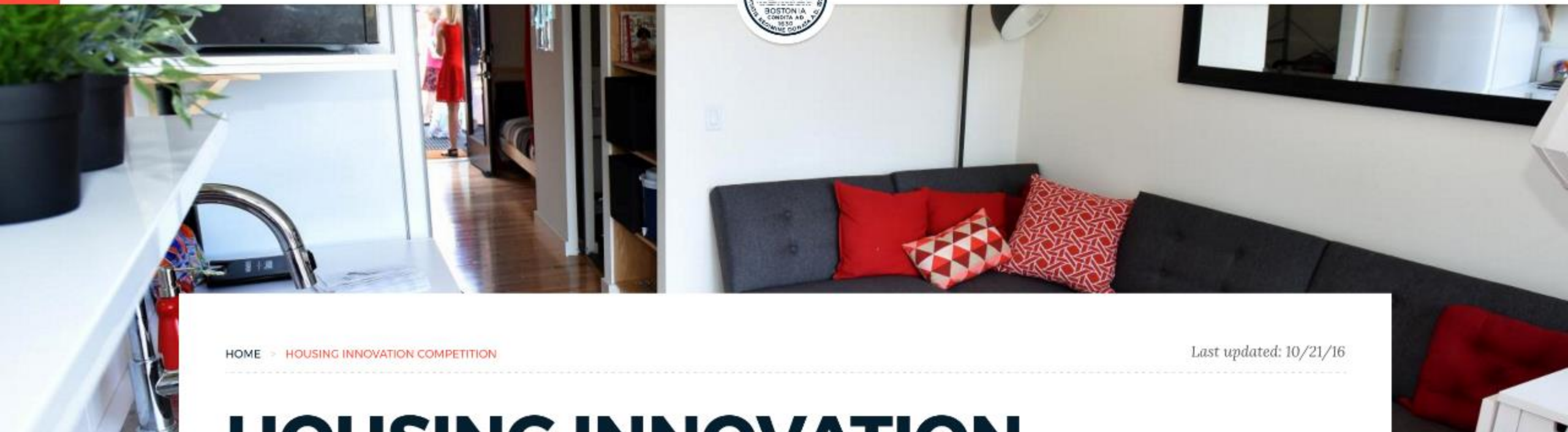


[PUBLIC NOTICES](#)

[PAY AND APPLY](#)

[FEEDBACK](#)

[TRANSLATE](#)



[HOME](#) > [HOUSING INNOVATION COMPETITION](#)

Last updated: 10/21/16

HOUSING INNOVATION COMPETITION

An opportunity to identify creative design solutions to produce more middle-income and elderly affordable housing in Boston.


5

Additional Urban Renewal News




North End Nursing Home

The Land Disposition Agreement allowed preservation of nursing home use.





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

HOME ABOUT ARCHIVES CONTACT NEWSLETTER CALENDAR "SUBMIT A POST" 


Health & Environment Neighborhood Life

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

By Matt Condi - Wed, Sep. 14, 2016  13  4

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

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



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

6

Update on LDA Inventory

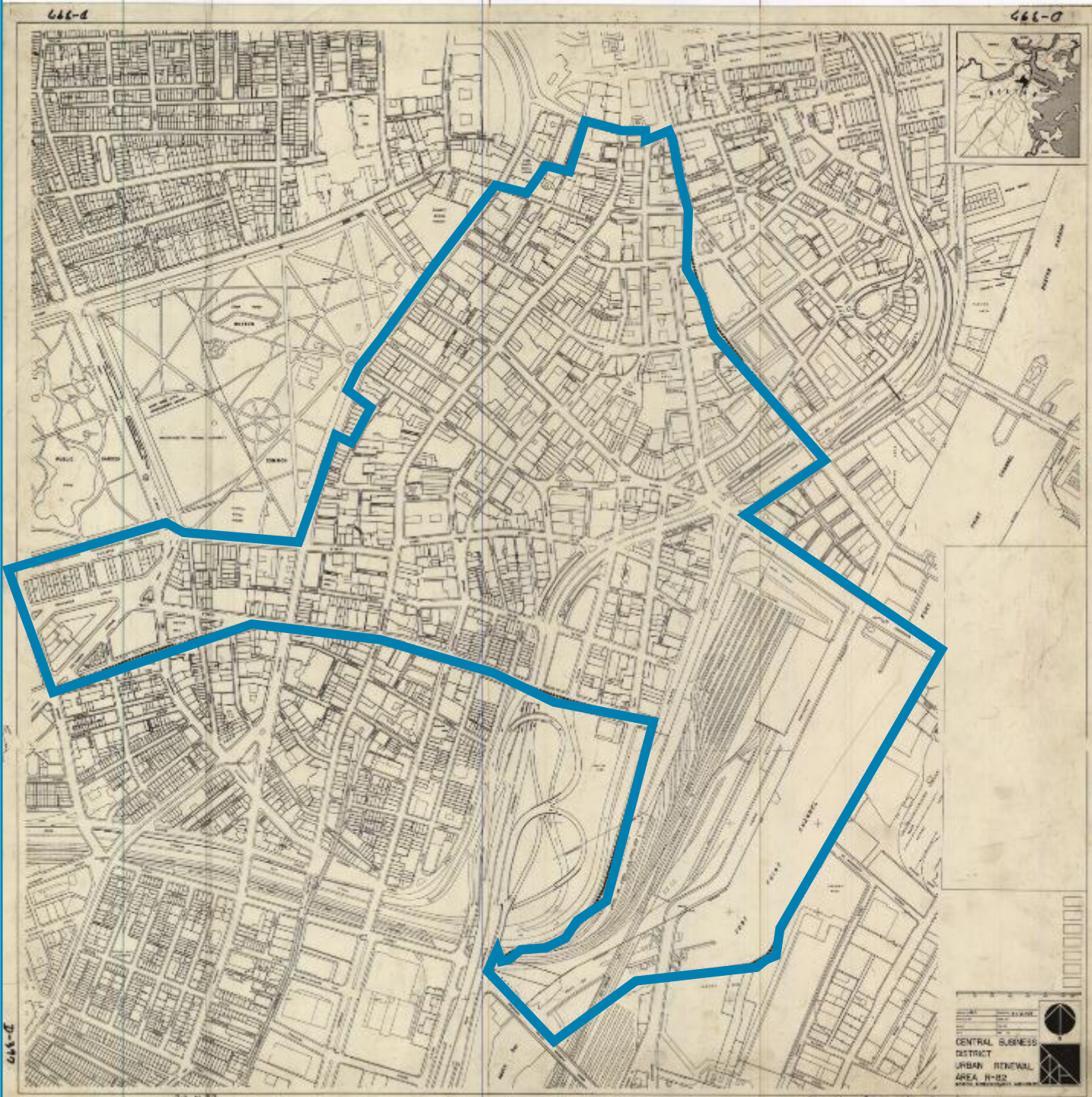


Central Business District

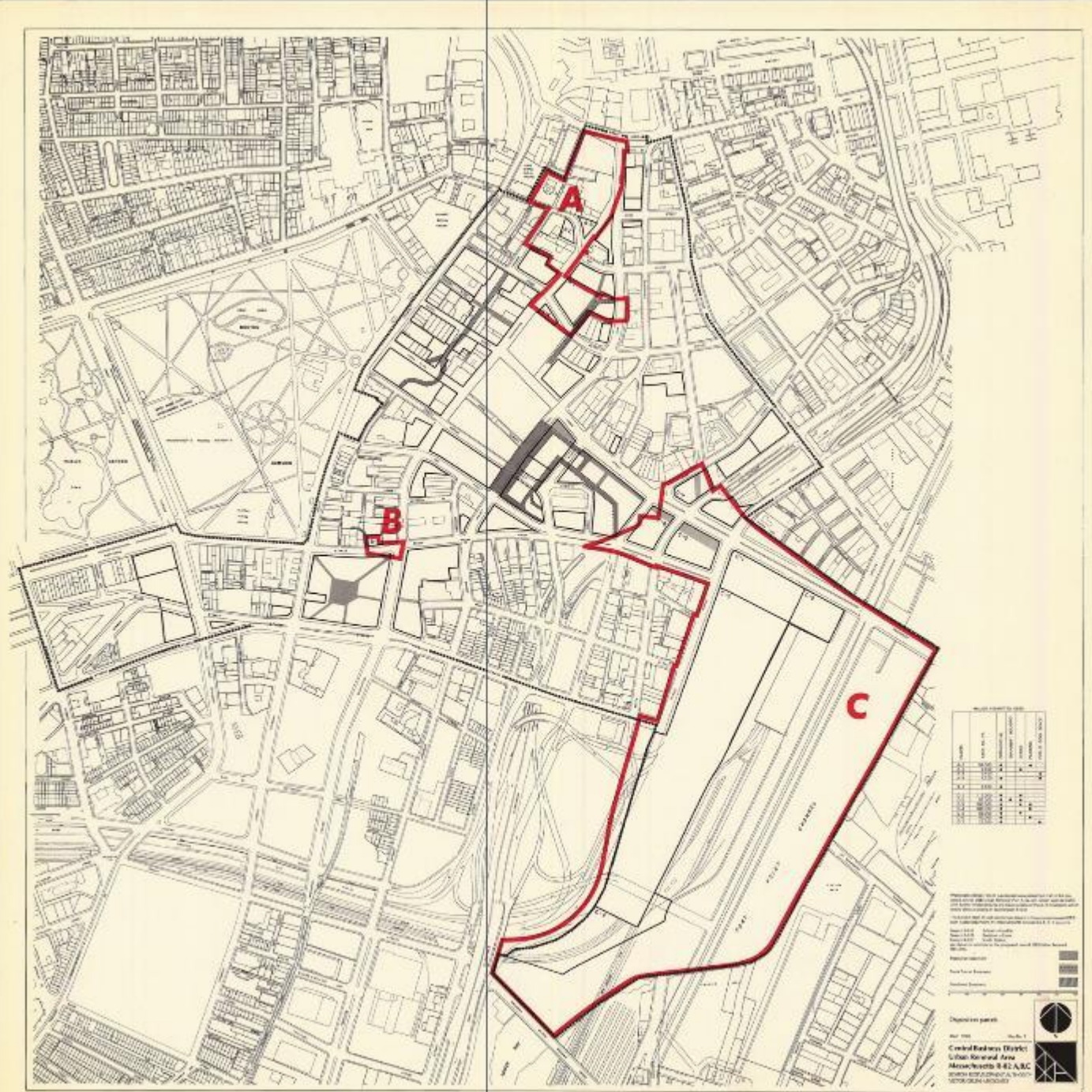


**boston planning &
development agency**

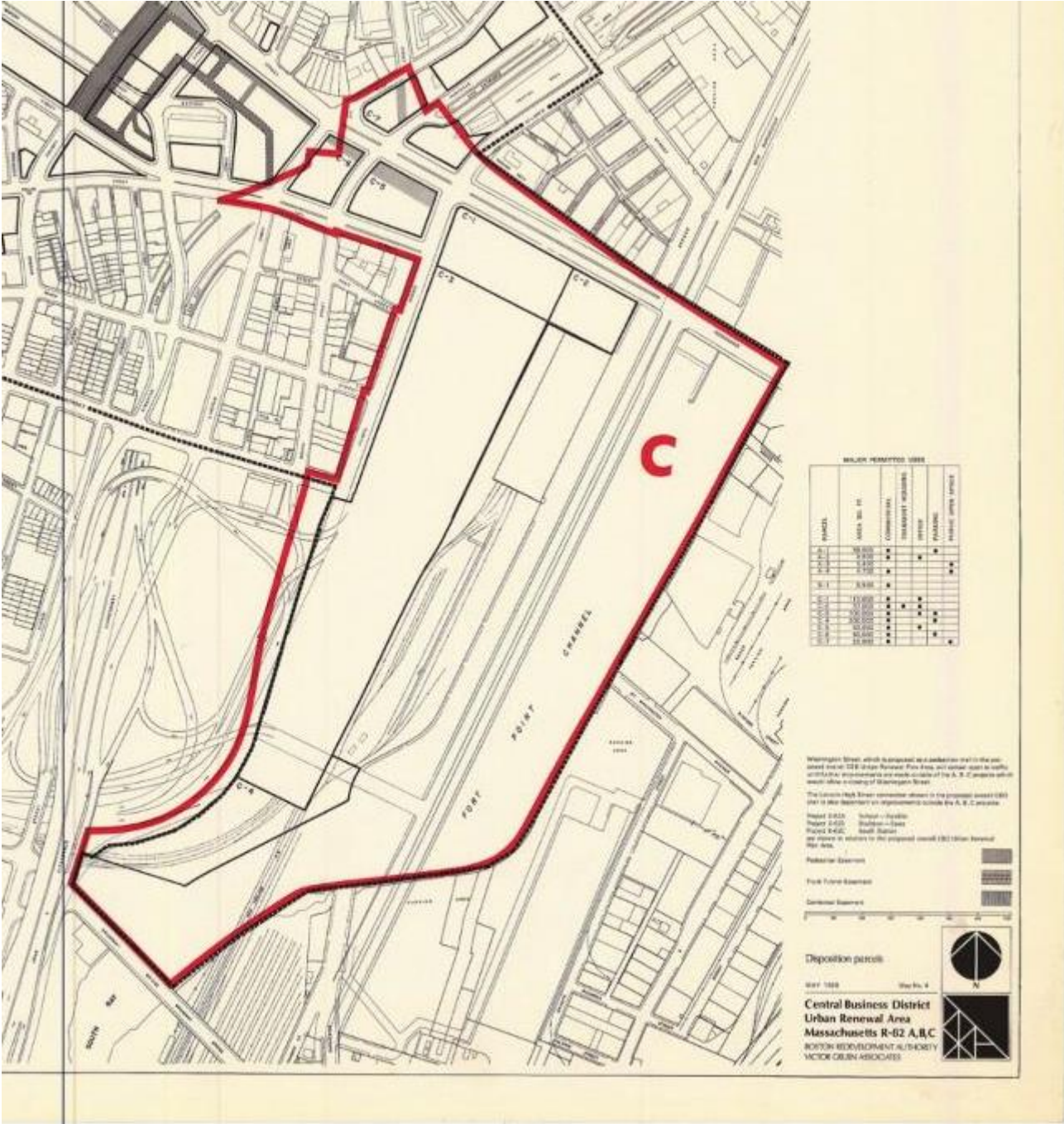
Proposed CBD



Resulting CBD

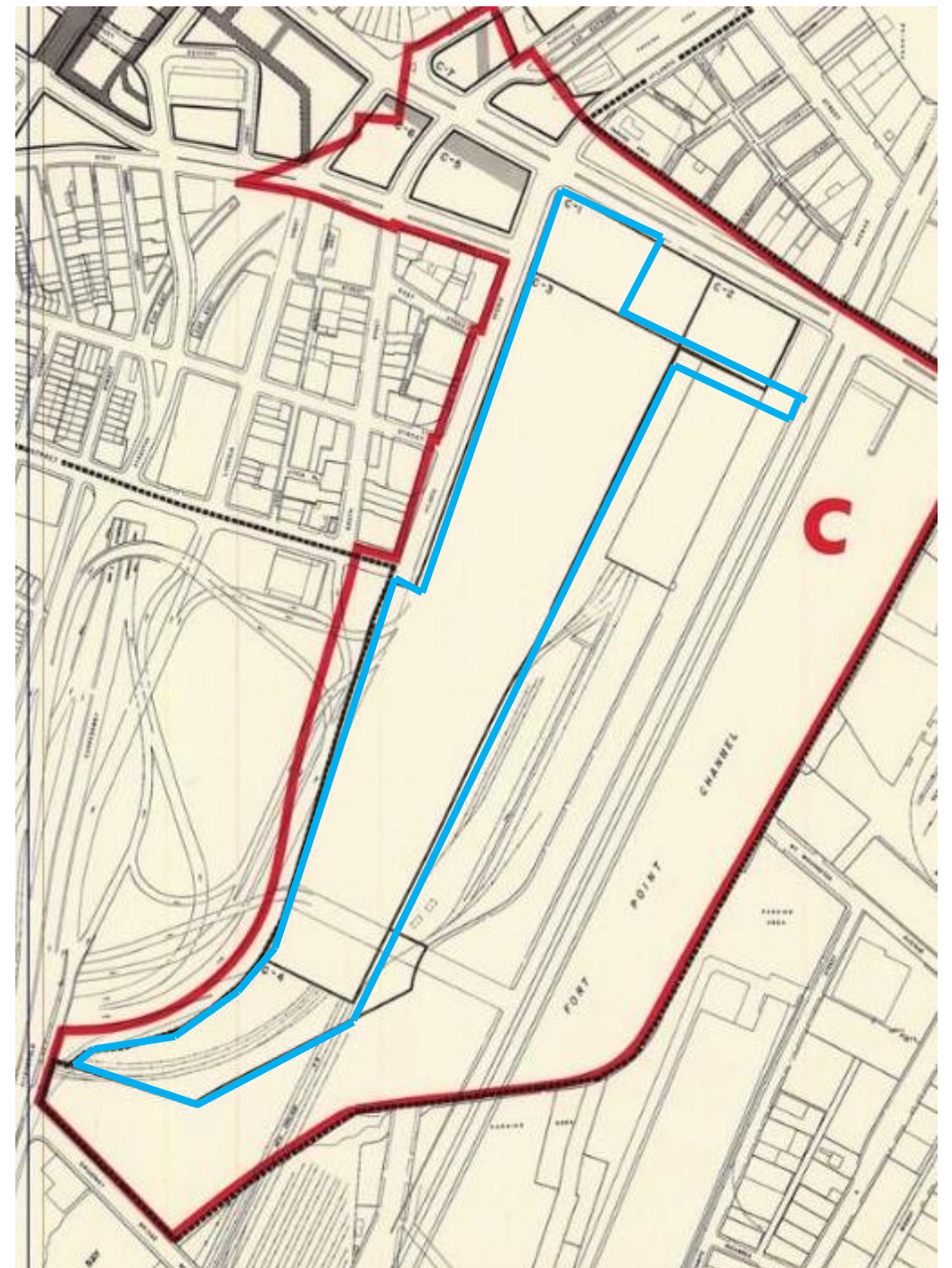


CBD - South Station Urban Renewal Area



**Parcels C1-B, C2-A, C-3,
C4-A, C-9**

South Station (MBTA)



**boston planning &
development agency**

Parcel C-1

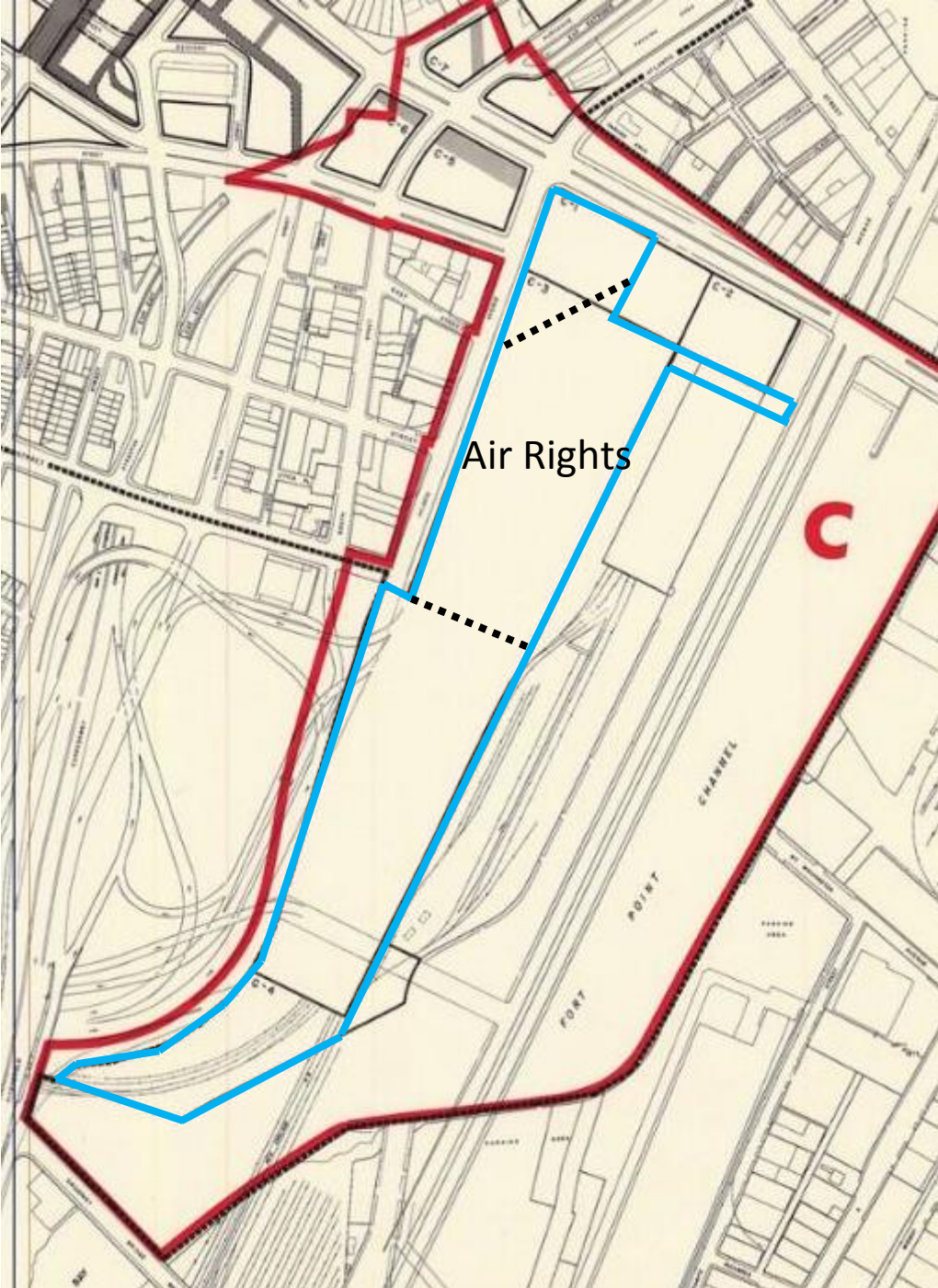
South Station



**boston planning &
development agency**

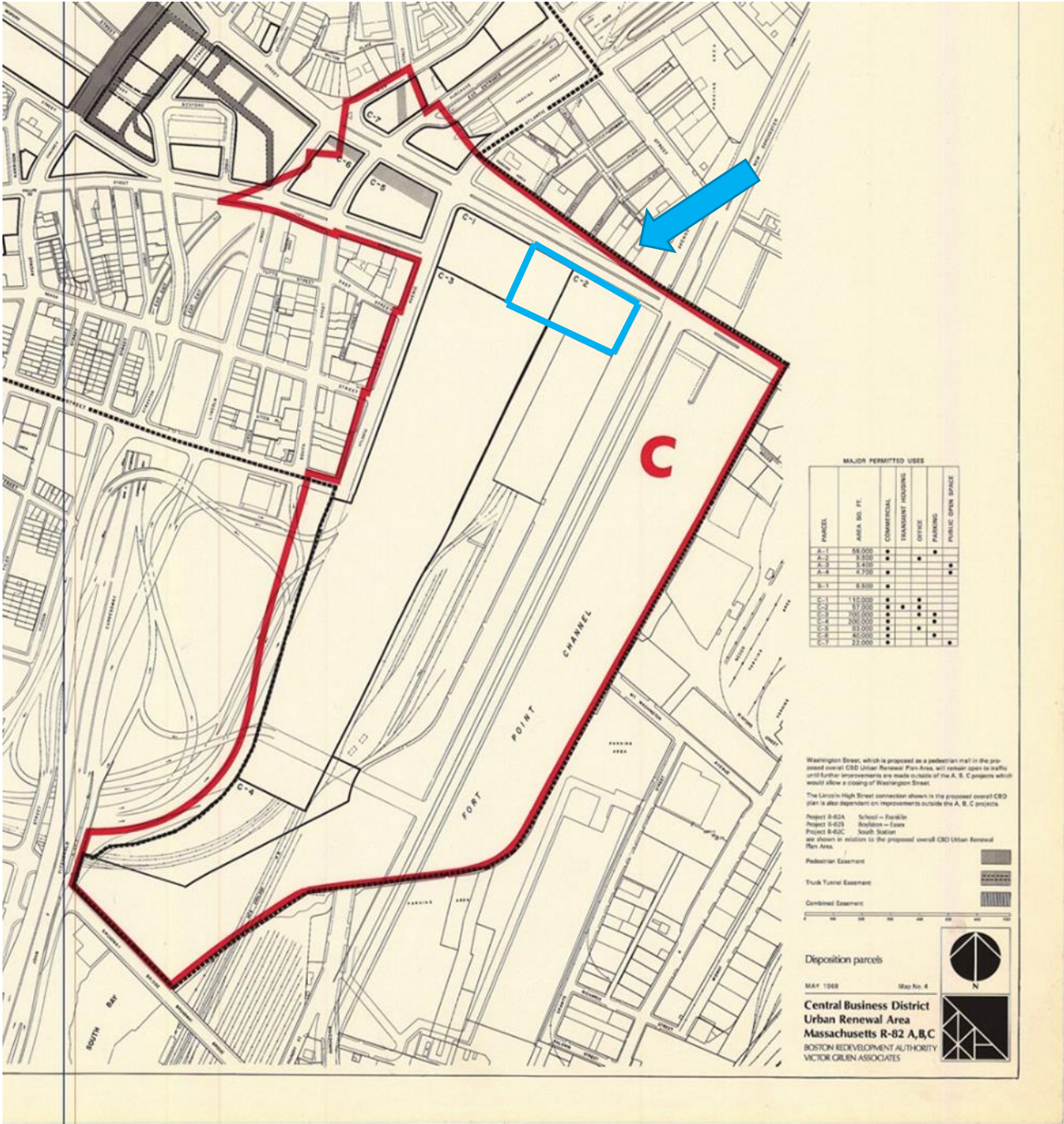
Parcels C-1 and C-3

South Station Air Rights



Parcel C2-C1A

245 Summer Street (Stone and Webster/Fidelity)



Parcel C-2 – C-1A

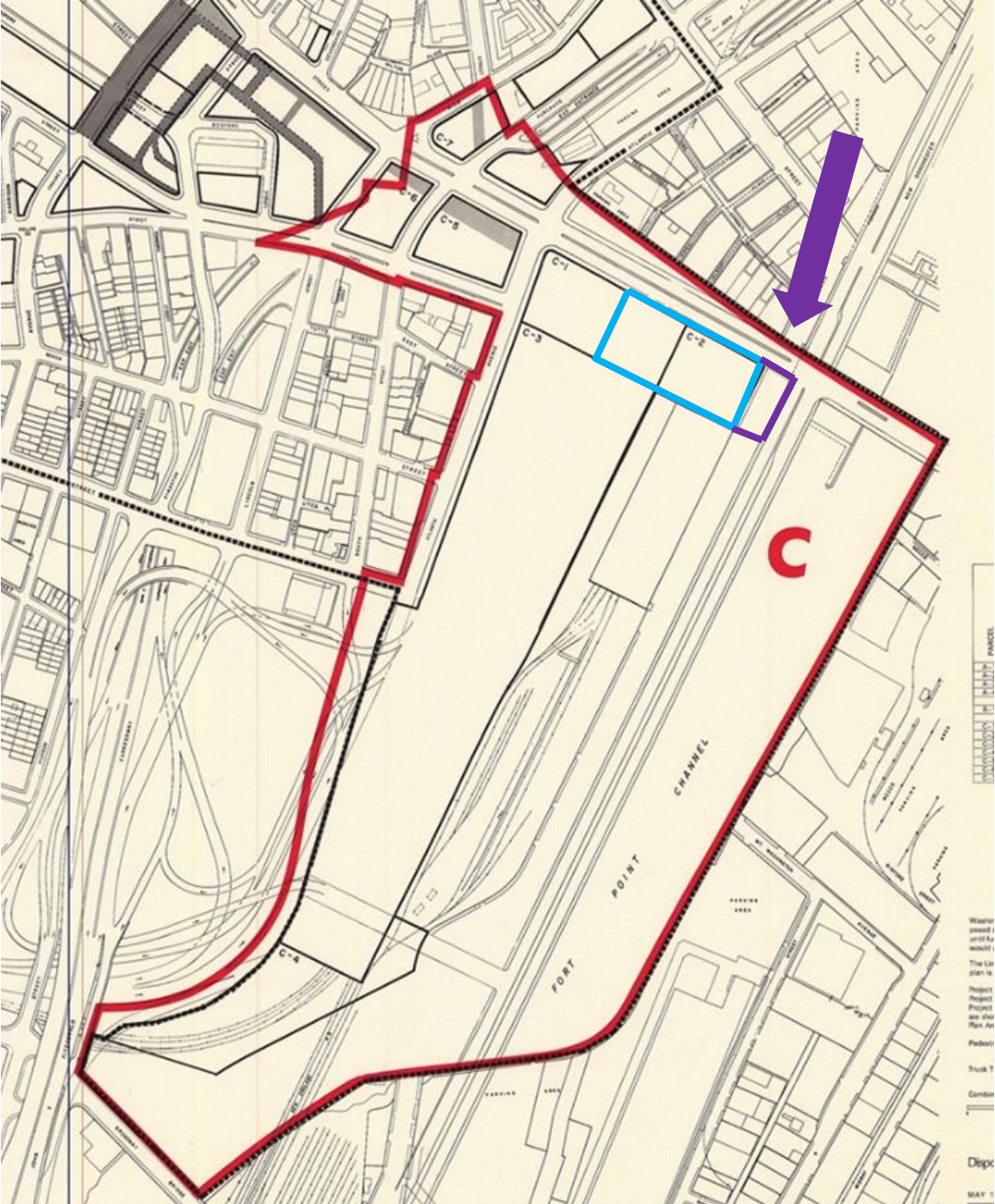
**245 Summer Street
(Stone and Webster/Fidelity)**



**boston planning &
development agency**

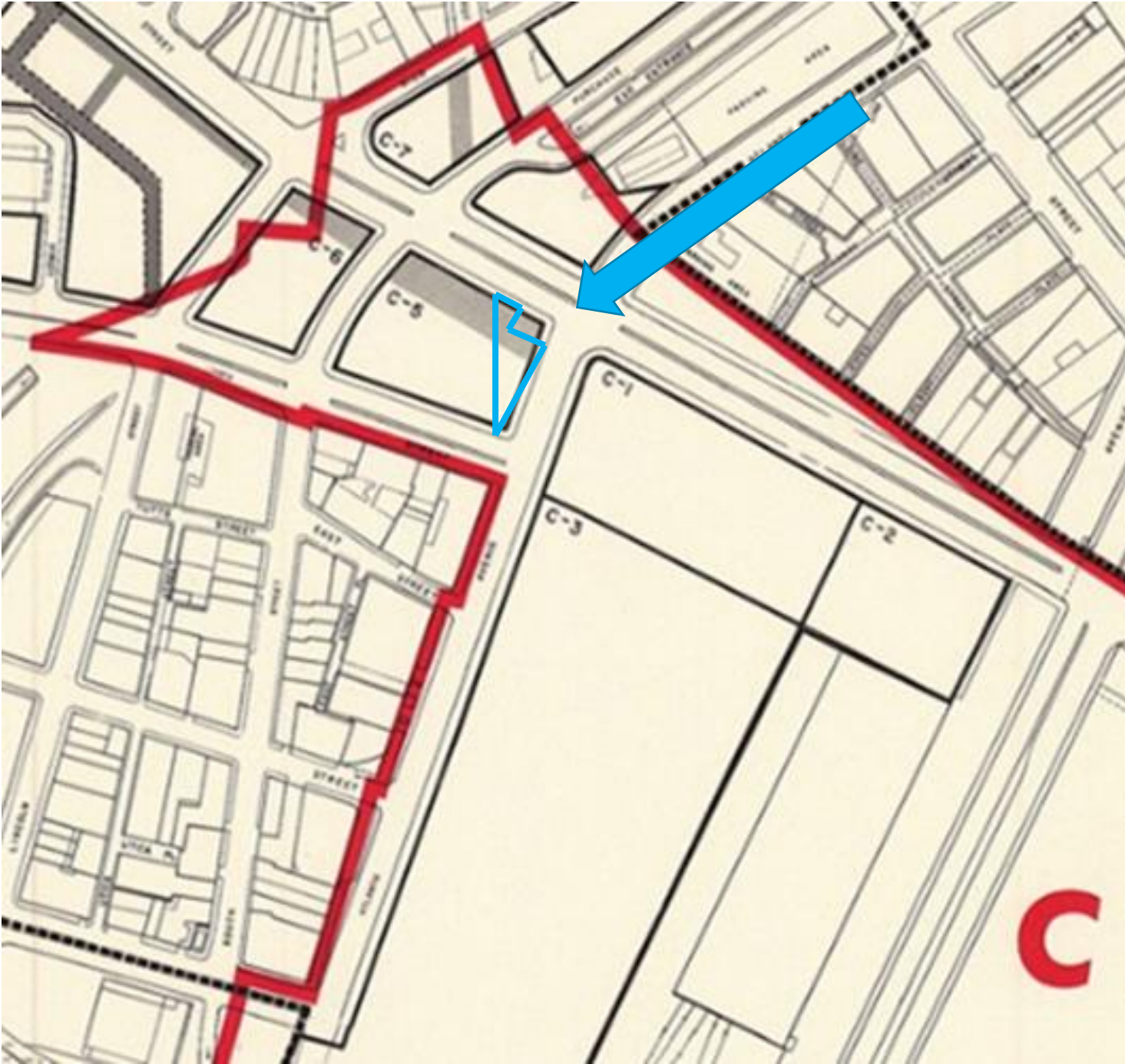
Parcel C-8

245 Summer Street (Stone and Webster/Fidelity)



Parcel C-5B

One Financial Center



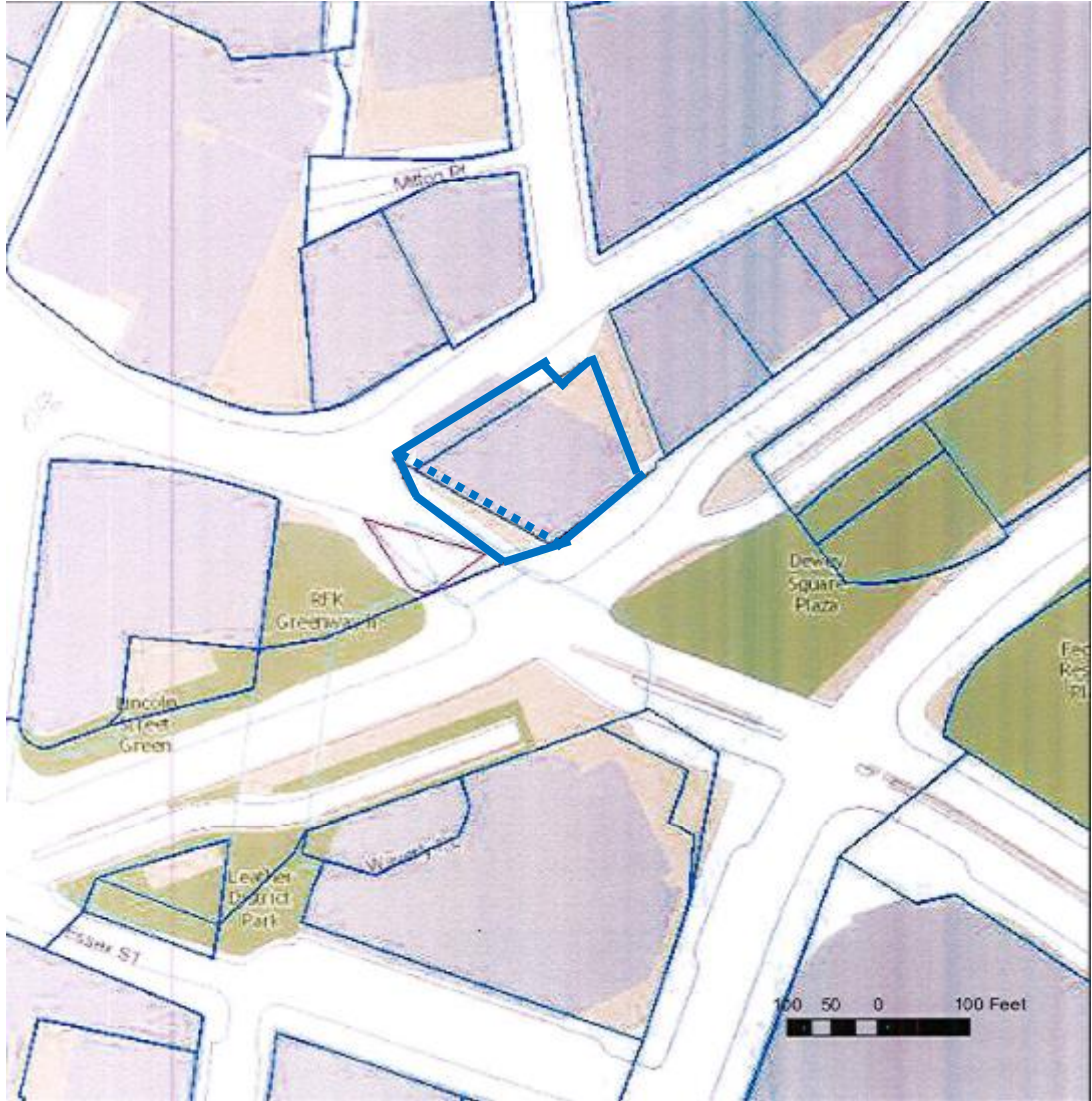
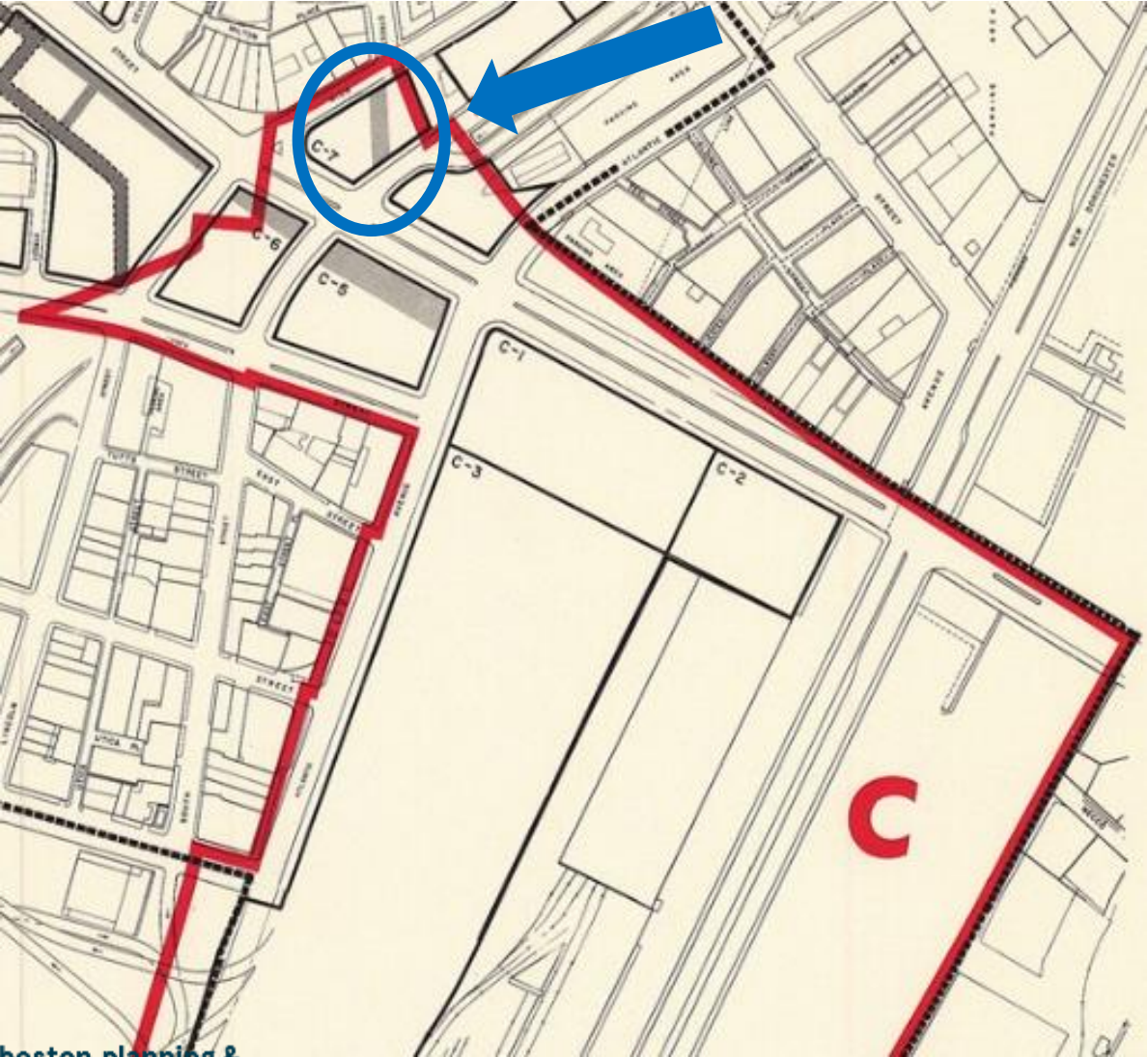
boston planning & development agency

Parcel C-5B

One Financial Center



Parcels C7-1 and C7-2 (175 Federal Street)



Parcel C-7

Fiduciary Trust Building at 175 Fed Street



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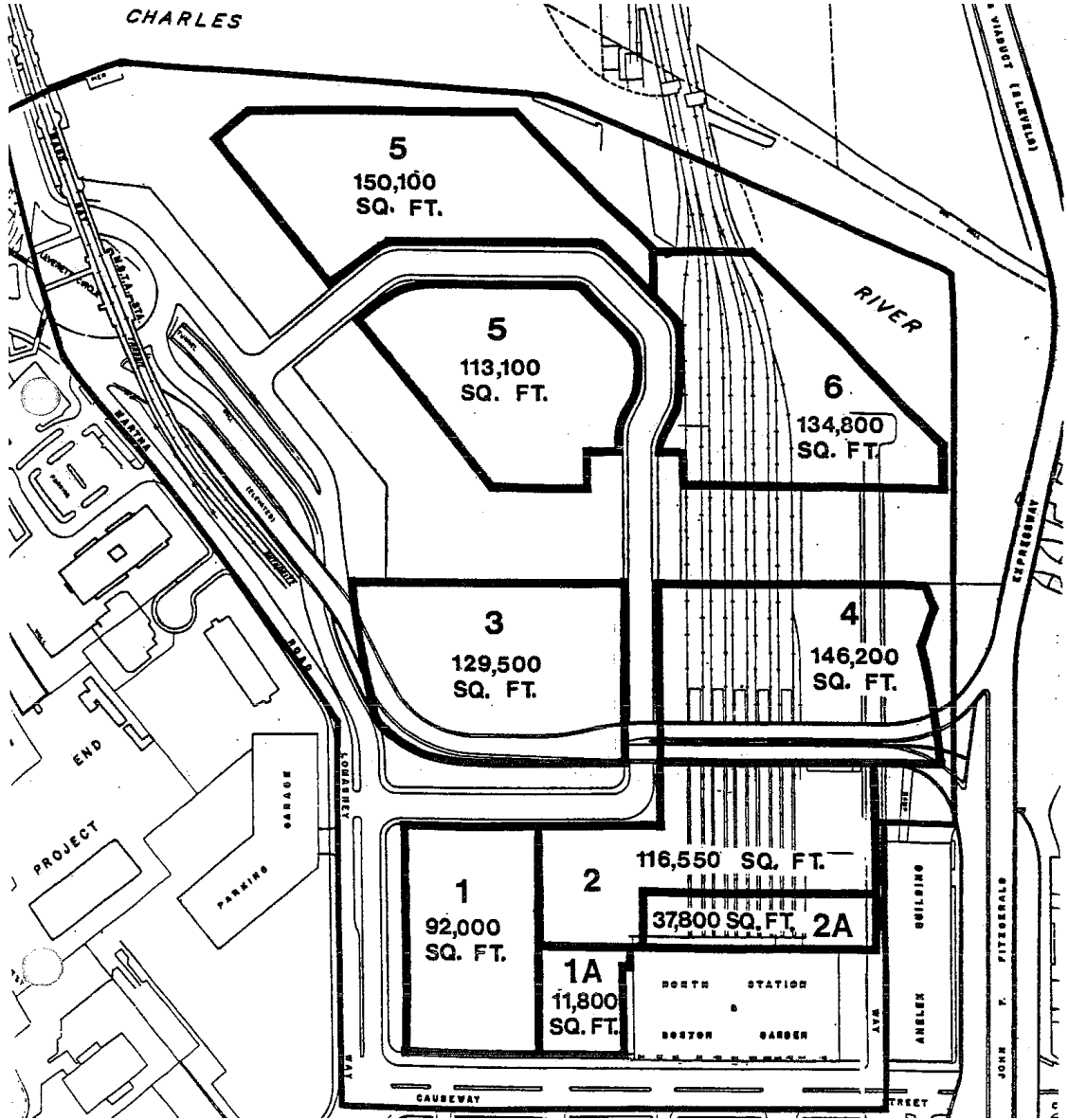
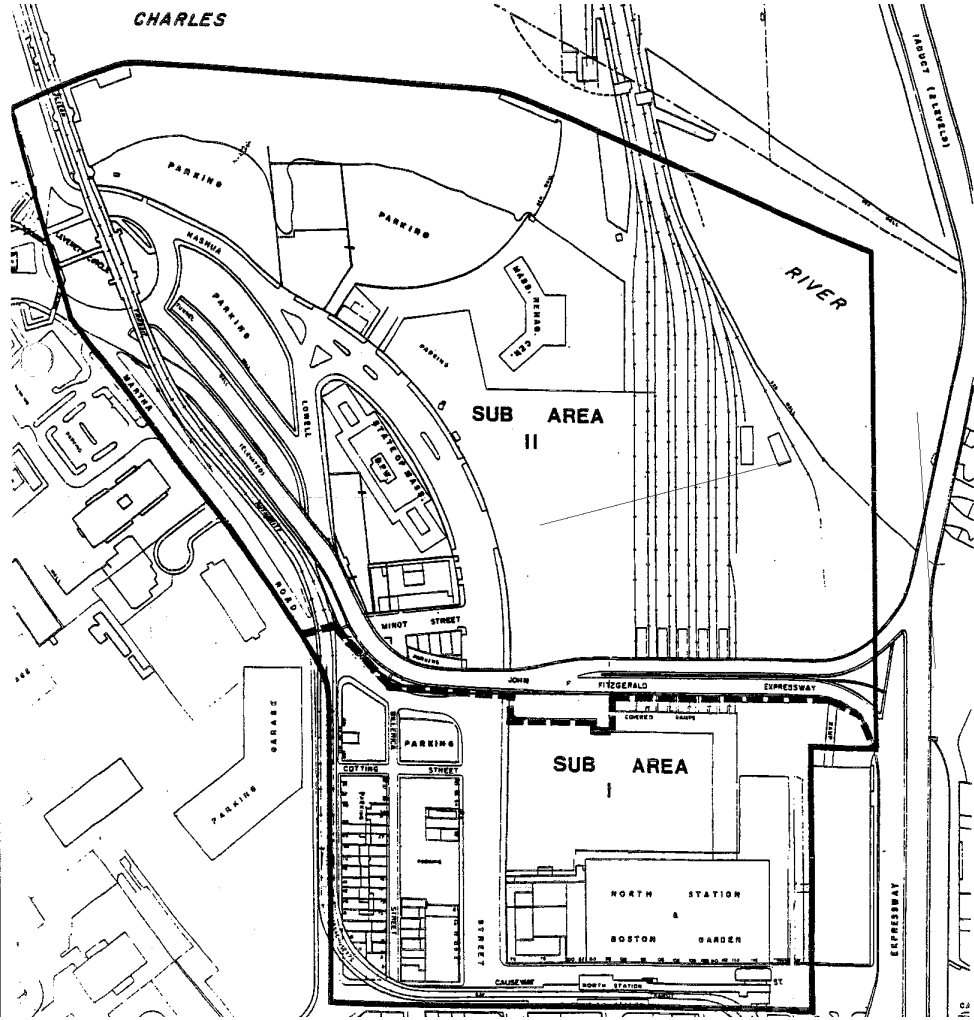
North Station Urban Renewal Area

Expires 2020



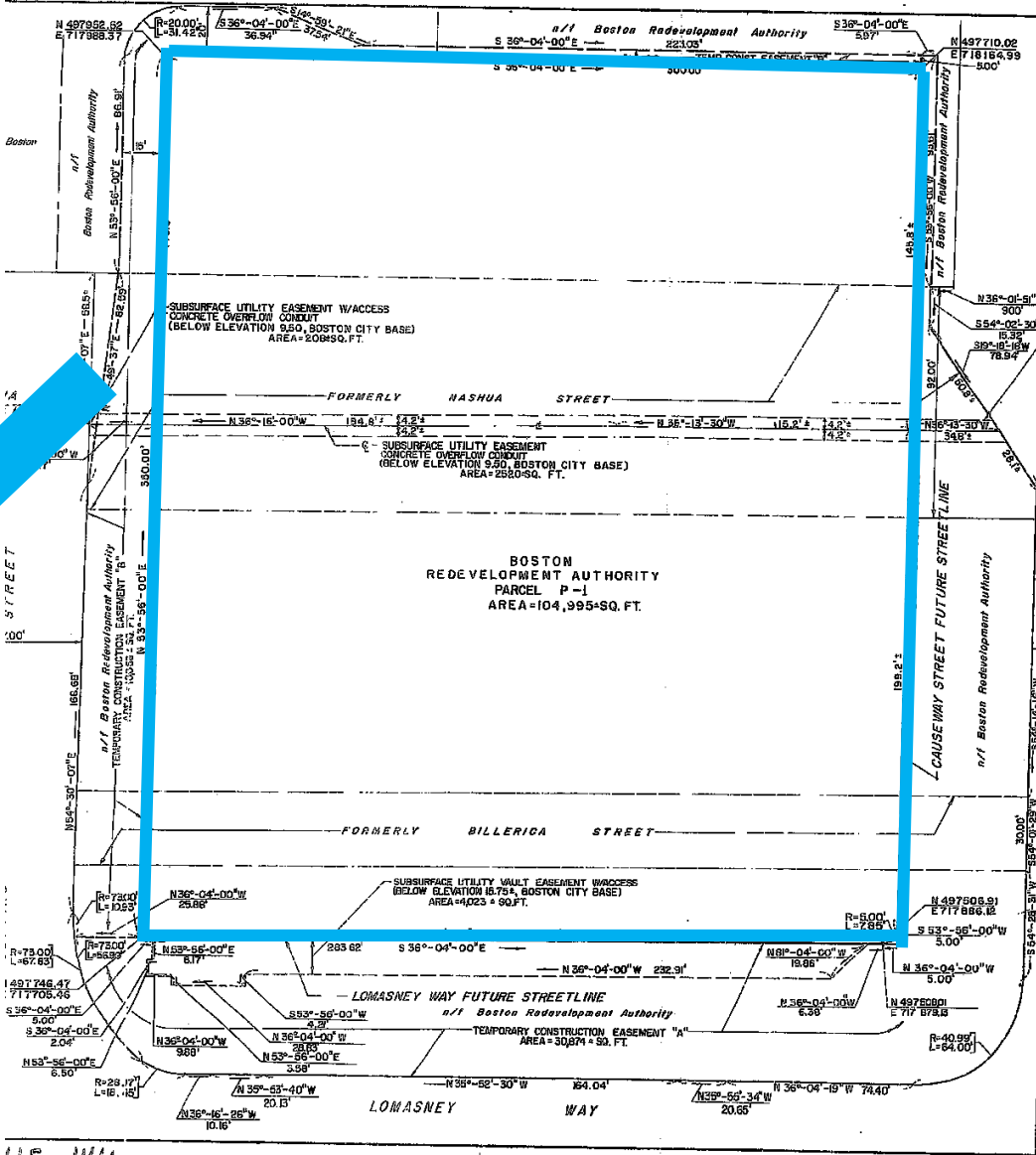
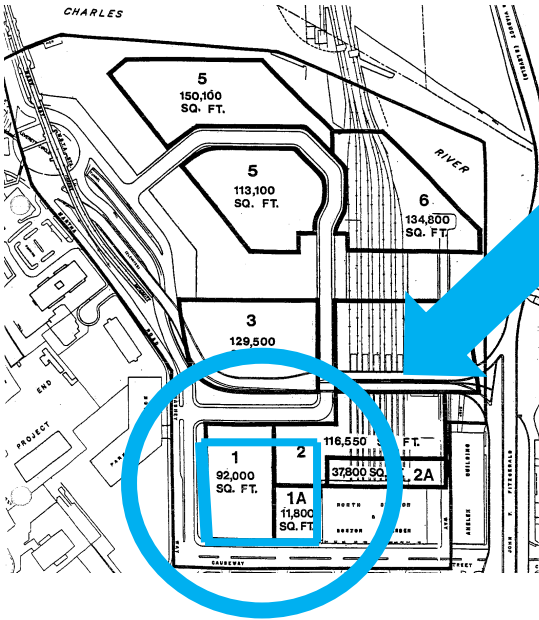
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North Station Urban Renewal Area



Parcel P-1

Thomas P. O'Neill Jr. Federal Building



Parcel P-1

Thomas P. O'Neill Jr. Federal Building



**boston planning &
development agency**

Government Center Urban Renewal Area



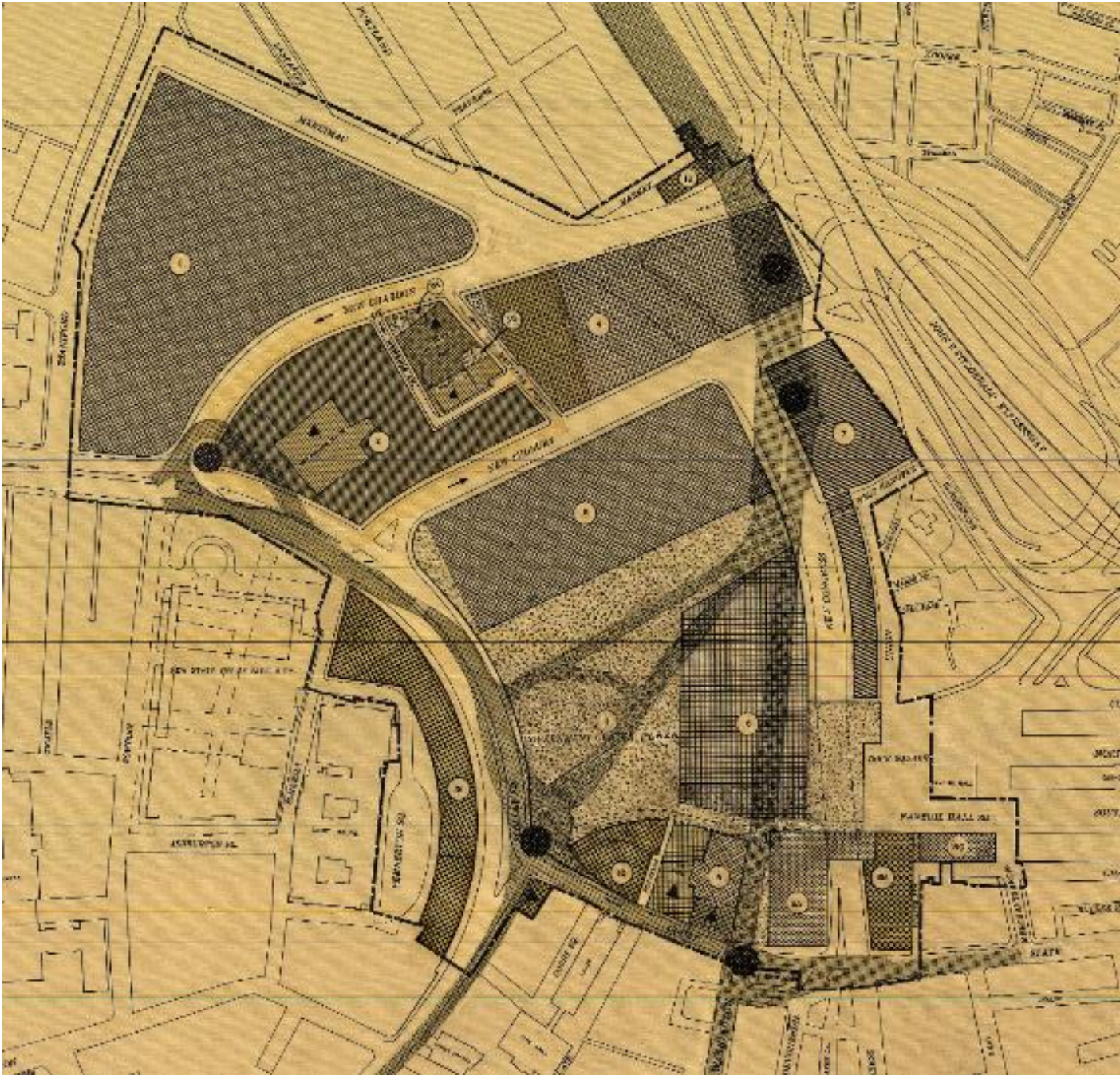
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Government Center Urban Renewal Area Boundary Plan



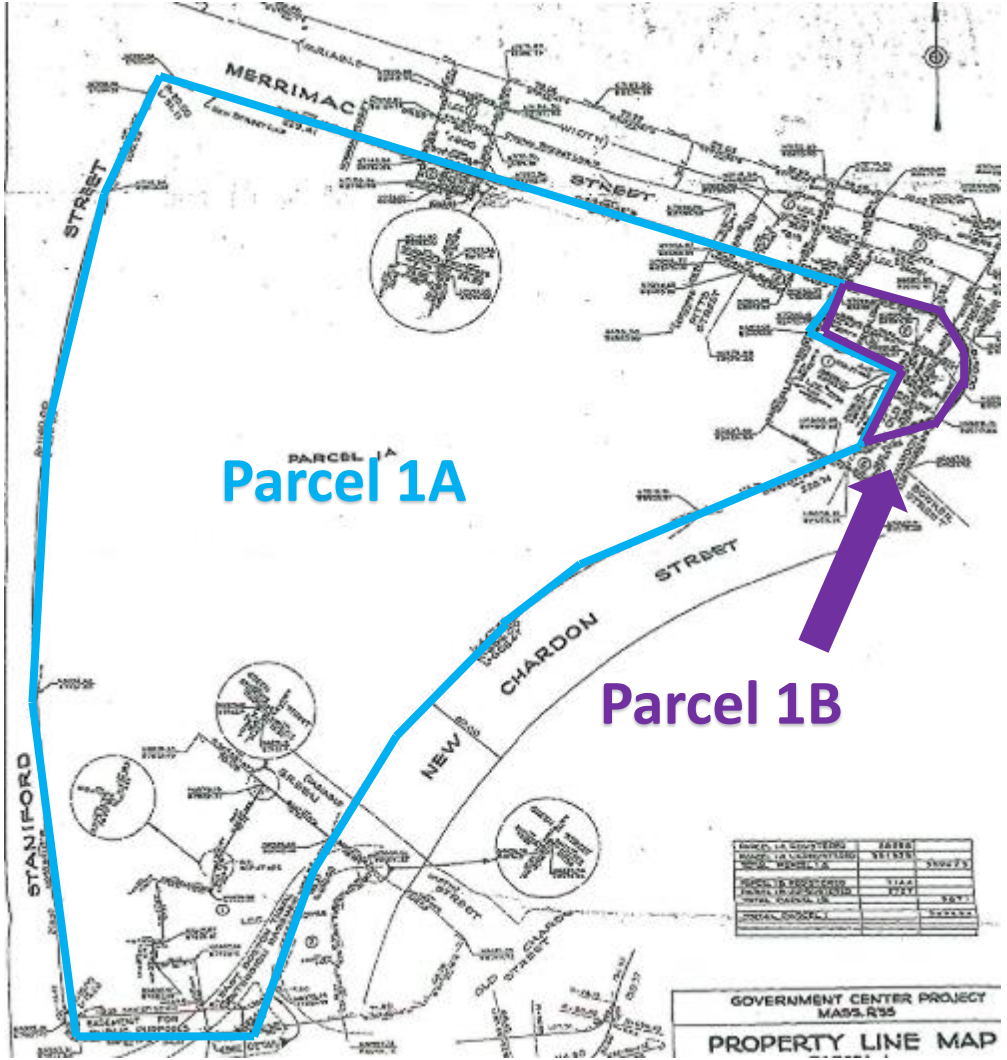
**boston planning &
development agency**

Government Center Urban Renewal Area Disposition Parcels



**boston planning &
development agency**

Parcel 1 (1A and 1B)



Parcel 1A

**Erich Lindemann
Mental Health
Building,
Charles F. Hurley
Building, and Edward
W. Brooke Courthouse**



**boston planning &
development agency**

Parcels 1A and 1B

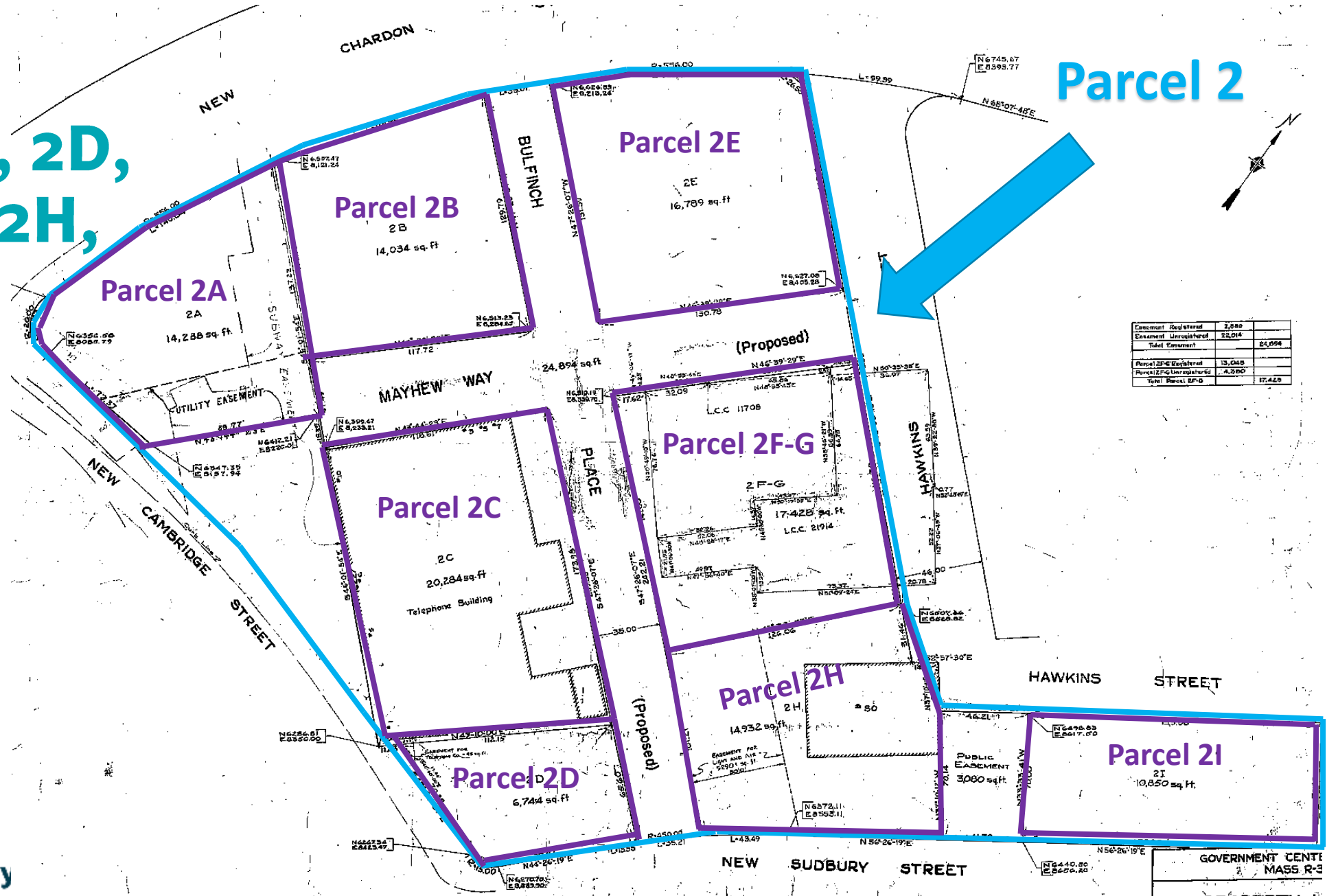
Edward W. Brooke Courthouse



**boston planning &
development agency**

Parcel 2

(2A, 2B, 2C, 2D, 2E, 2F, 2G, 2H, and 2I)



Parcel 2A

Open Space



Parcel 2B

15 New Chardon Street Building



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Parcels 2C and 2D

New England Telephone Building



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development agency**

Parcel 2E

Post Office Building



**boston planning &
development agency**

Parcels 2F and 2G

Channel 7 Building



**boston planning &
development agency**

Parcel 2H

30 Hawkins Street Building



Parcel 21

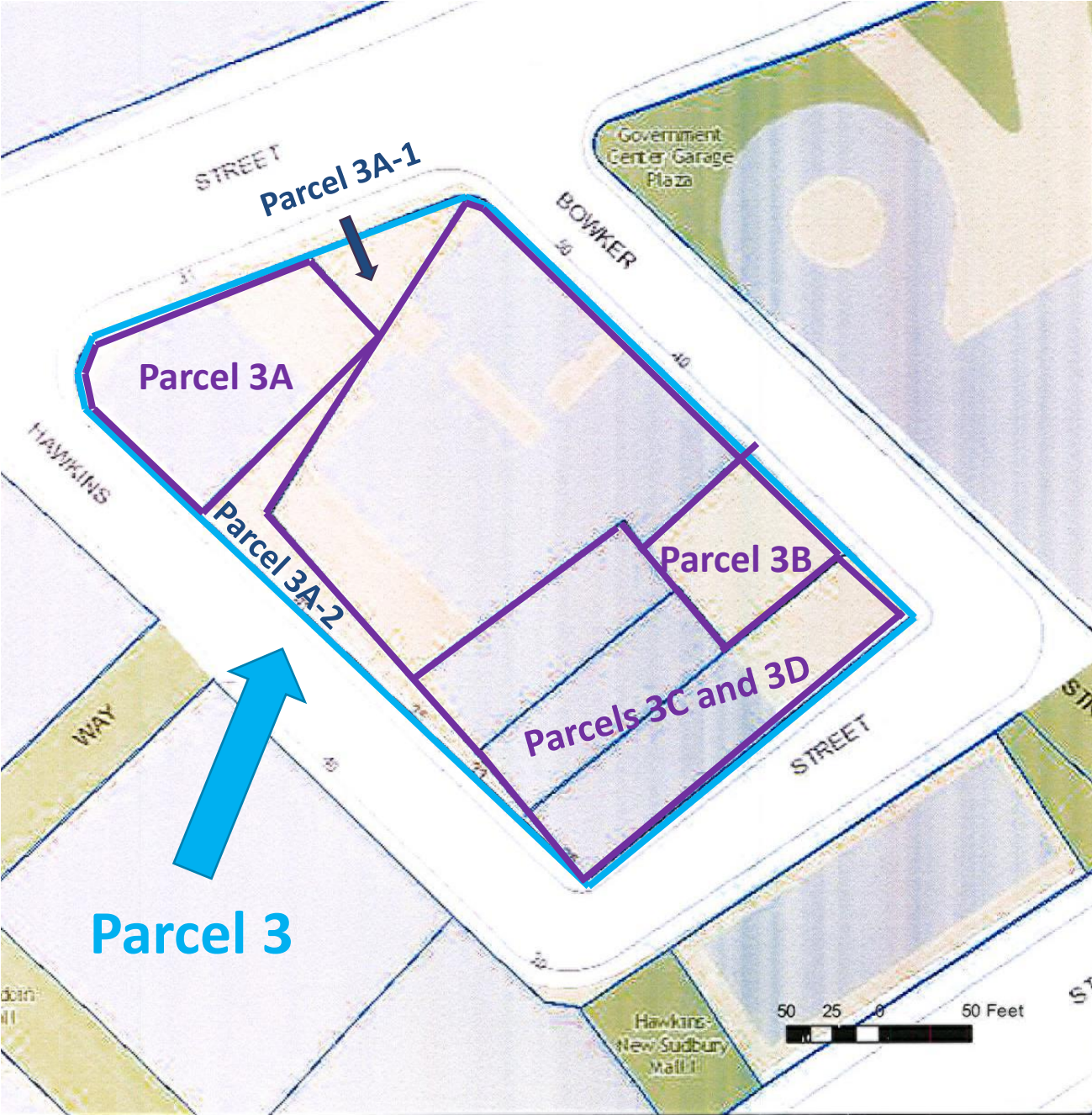
Police Station



**boston planning &
development agency**

Parcel 3

(3A, 3A-1, 3A-2, 3B, 3C, and 3D)



Parcel 3A

31 New Chardon Street



**boston planning &
development agency**

Parcel 3B

43 Hawkins Street Building and other City Buildings



Parcels 3C and 3D

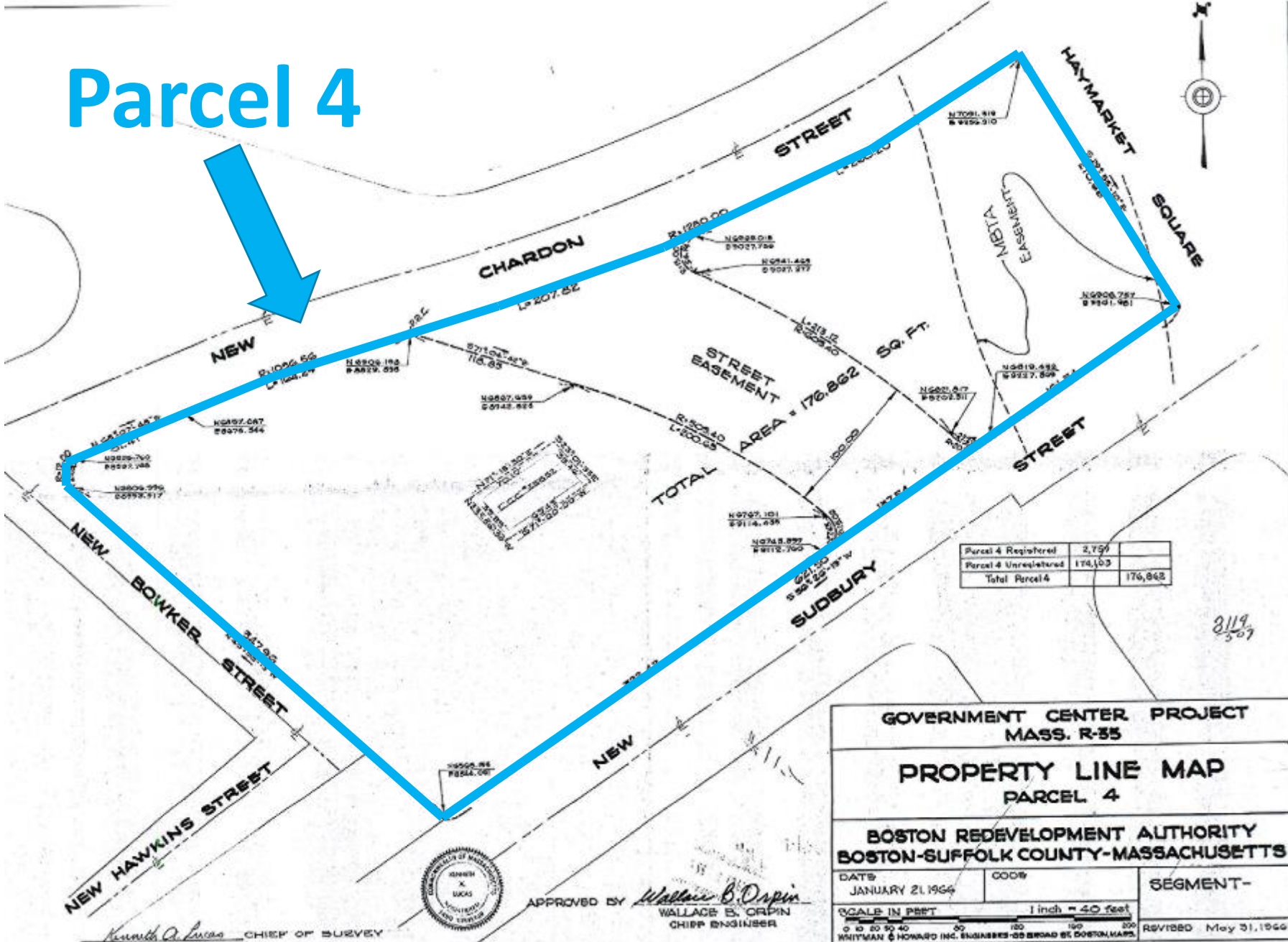
Boston Edison Building



**boston planning &
development agency**

Parcel 4 Government Center Garage

Parcel 4



Parcel 4

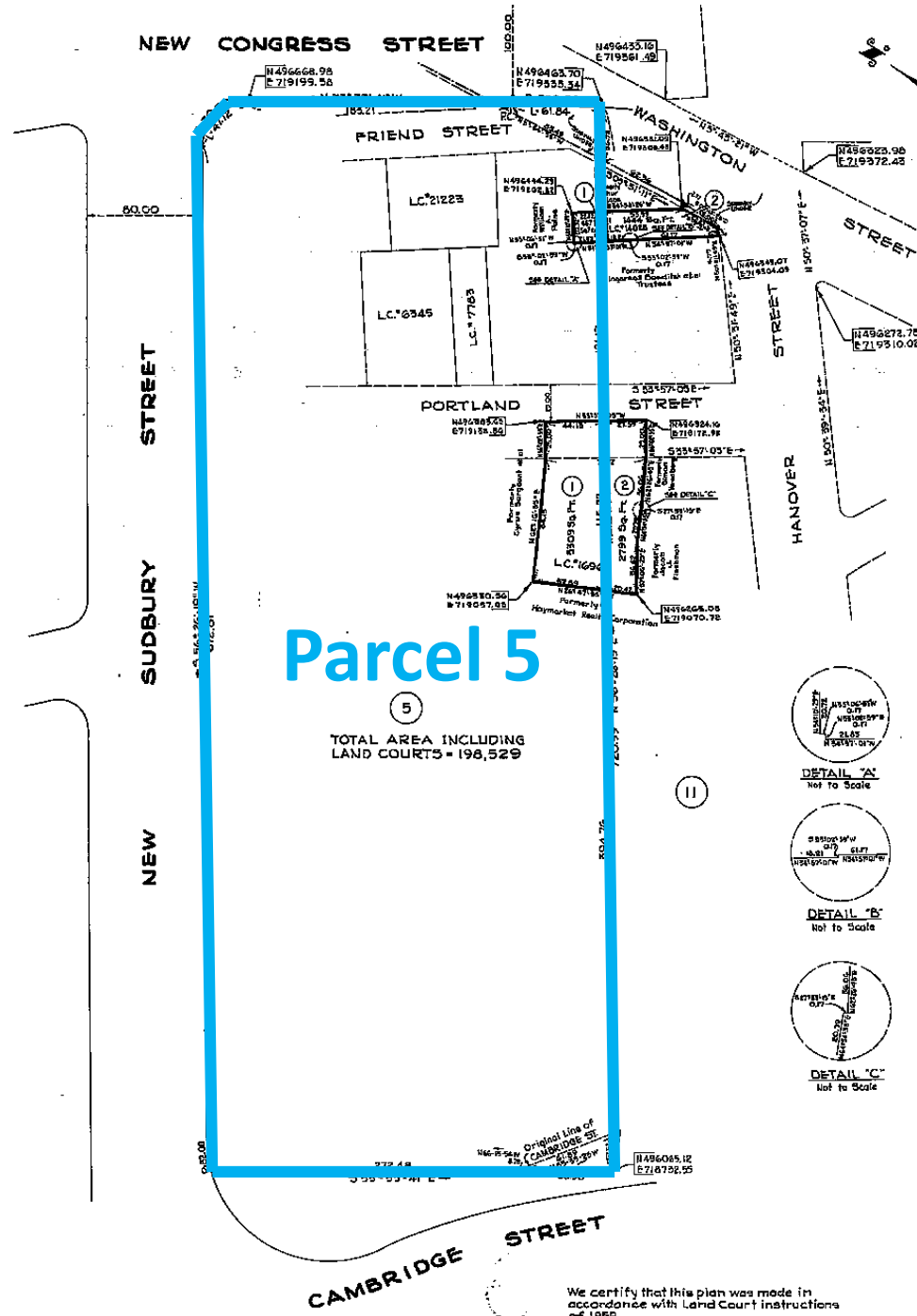
Government Center Garage



**boston planning &
development agency**

Parcel 5

JFK Building (75' Setback)



Parcel 5

TOTAL AREA INCLUDING
LAND COURTS = 198,529

L.C. #14028		PARCEL # 1	
BEARING	DISTANCE	BEARING	DISTANCE
N34-38-28W	22.818	18.772	17.970
S54-10-29W	20.720	12.128	16.800
S55-06-51E	0.170	0.139	0.098
S55-02-59W	0.170	0.097	0.159
S54-57-01E	21.827	17.890	12.504
N56-26-19E	20.770	11.482	17.308
TOTALS	20.222	20.254	29.910

L.C. #14028		PARCEL # 2	
BEARING	DISTANCE	BEARING	DISTANCE
S54-57-01E	18.213	14.928	10.434
N55-02-59E	0.170	0.097	0.159
S54-57-01E	61.170	20.158	35.042
N50-31-49E	6.770	6.505	5.226
S09-51-11E	27.870	22.725	2.842
TOTALS	76.548	76.548	70.841

L.C. #16968		PARCEL # 1	
BEARING	DISTANCE	BEARING	DISTANCE
N35-57-09W	44.128	36.605	24.645
S56-02-55W	25.000	13.962	20.738
S62-16-55W	84.130	39.191	74.476
S56-47-55E	52.891	47.210	23.846
N56-26-19E	119.220	63.697	56.012
TOTALS	400.302	200.503	119.858

L.C. #16968		PARCEL # 2	
BEARING	DISTANCE	BEARING	DISTANCE
S56-47-55E	20.469	18.271	9.229
N57-06-25E	36.420	19.779	30.981
N64-34-39E	20.792	8.816	18.828
S27-35-15E	0.170	0.191	0.079
N62-26-45E	36.060	16.681	31.970
N56-02-55E	25.000	13.962	20.738
N55-57-09W	27.592	22.588	15.410
S56-26-19W	19.220	63.697	56.012
TOTALS	82.126	82.119	111.422

LEGEND

- Original Street Line
- Subway Limits

PARCEL 5
PLAN OF LAND IN
BOSTON, MASS.
 Scale: 1 inch = 40 feet October, 1962
 Whitman & Howard Inc., Engineers
 69 Broad Street, Boston, Mass.
 Being a Subdivision of Land in
 Land Court Cases No. 14028 & 16968

We certify that this plan was made in accordance with Land Court instructions of 1959

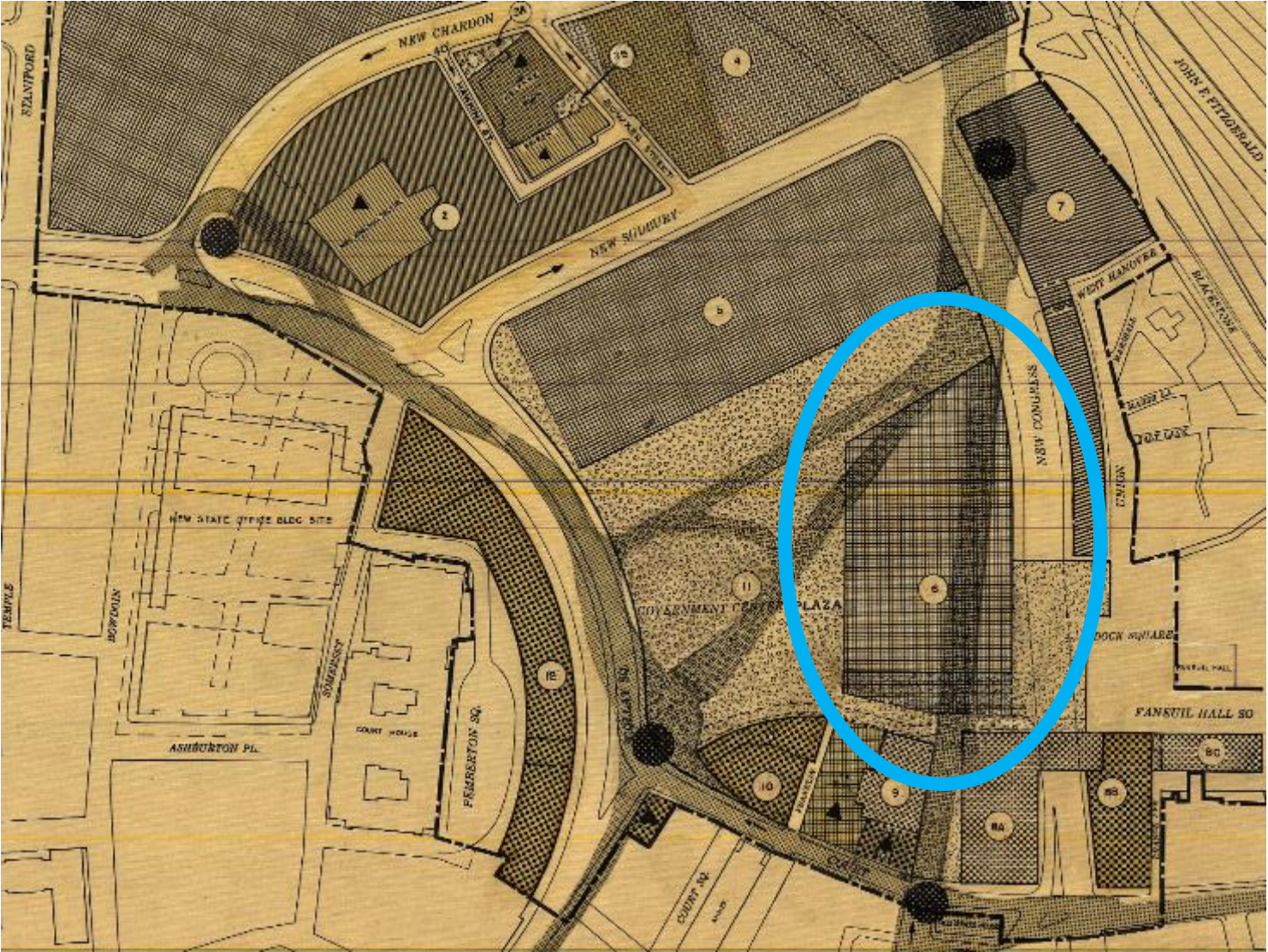
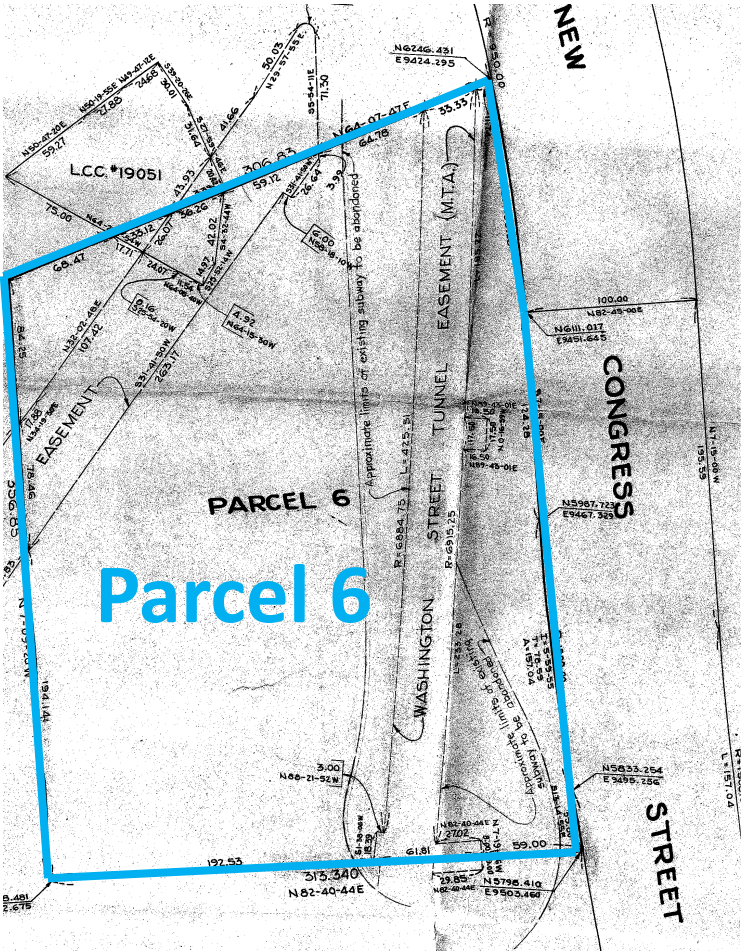
Parcel 5

John F. Kennedy Federal Building



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development agency**

Parcel 6 City Hall



Parcel 6

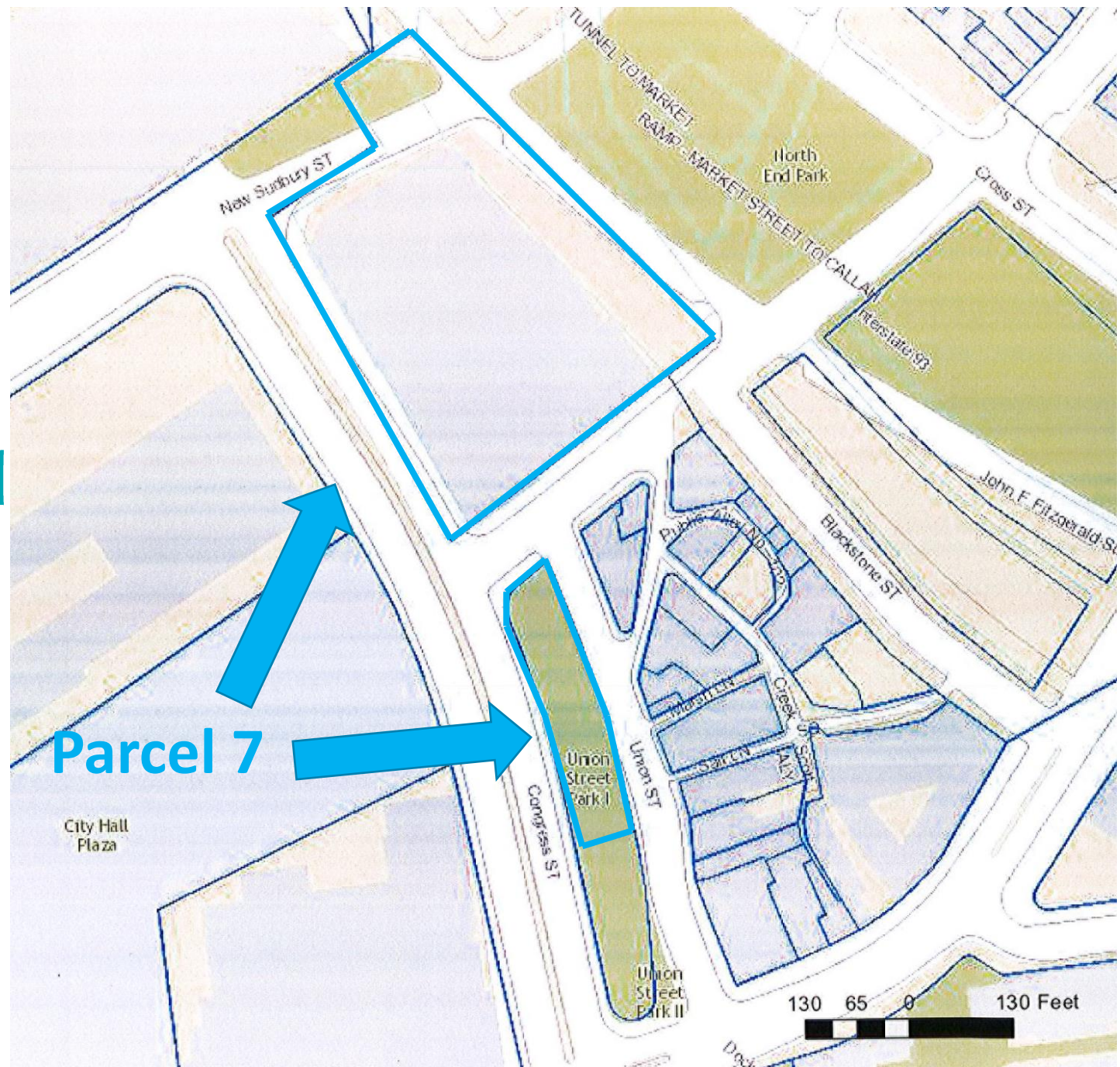
City Hall



**boston planning &
development agency**

Parcel 7

**Commonwealth
Building with
RMV, Boston
Public Market and
Parking
&
Holocaust
Memorial**



Parcel 7

Commonwealth Building with RMV, Boston Public Market and Parking



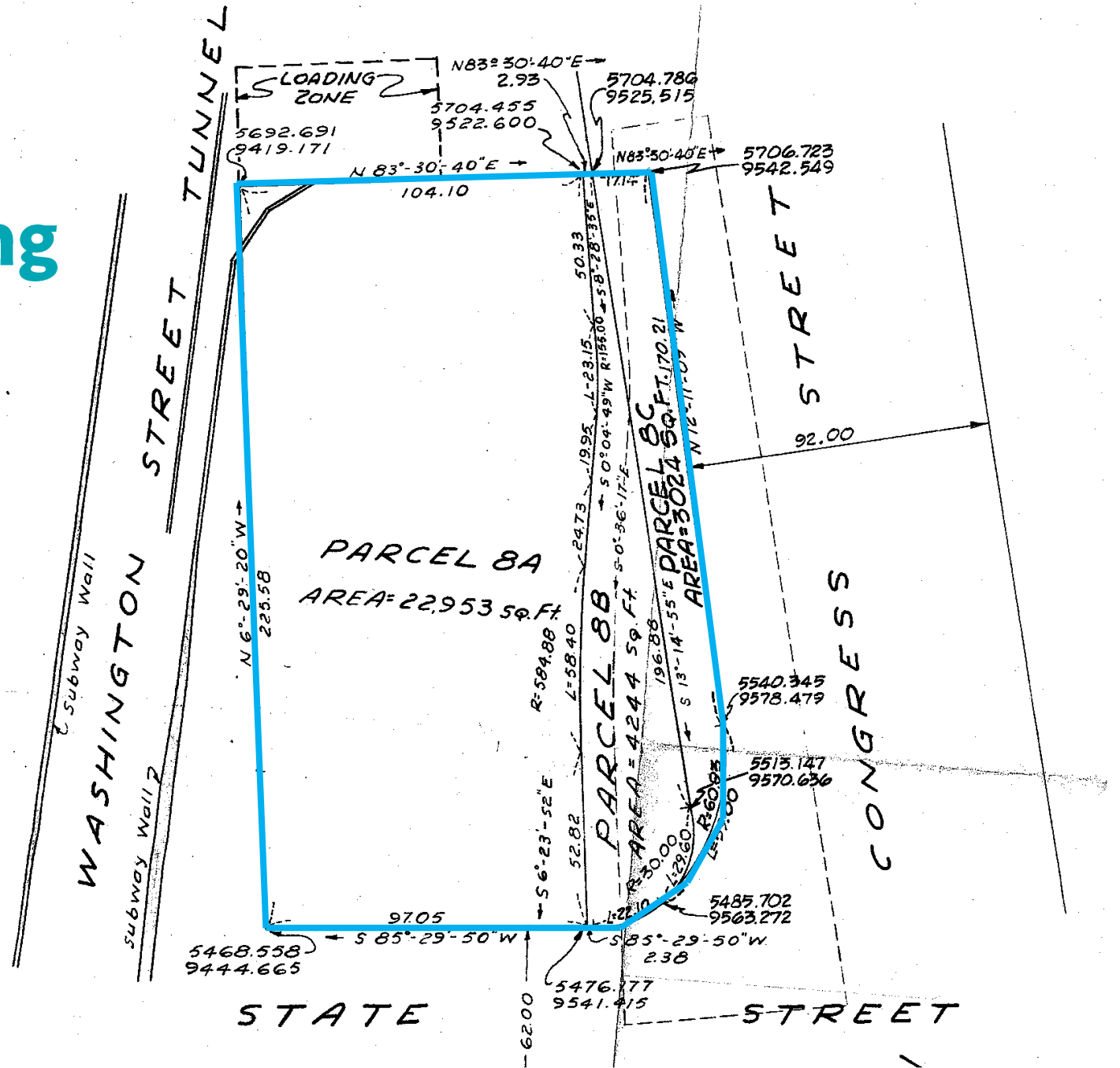
**boston planning &
development agency**

Portion of Parcel 7 Holocaust Memorial



Parcel 8

28 State Street Building



Parcel 8

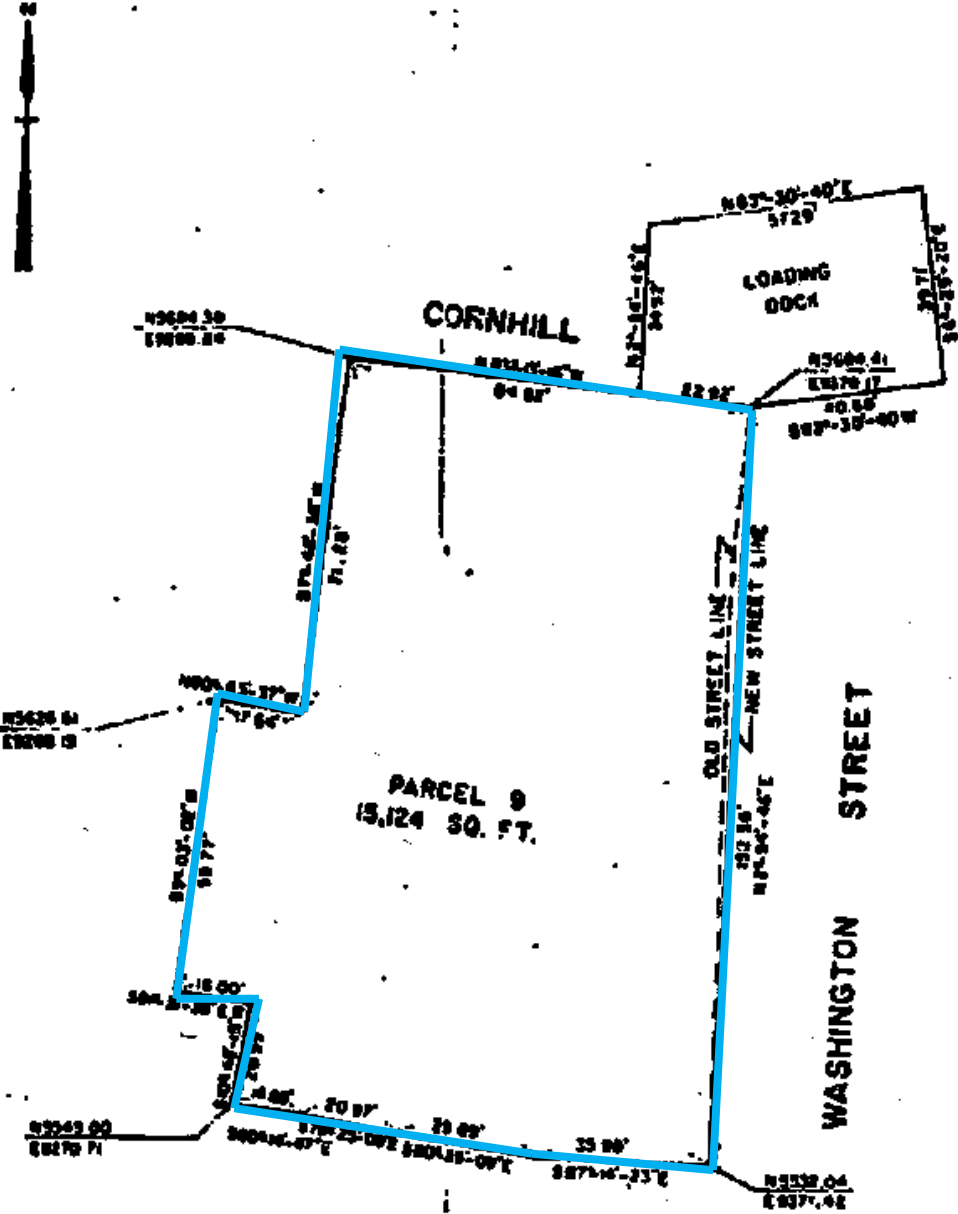
28 State Street



**boston planning &
development agency**

Parcel 9

1 Washington Mall Office Building

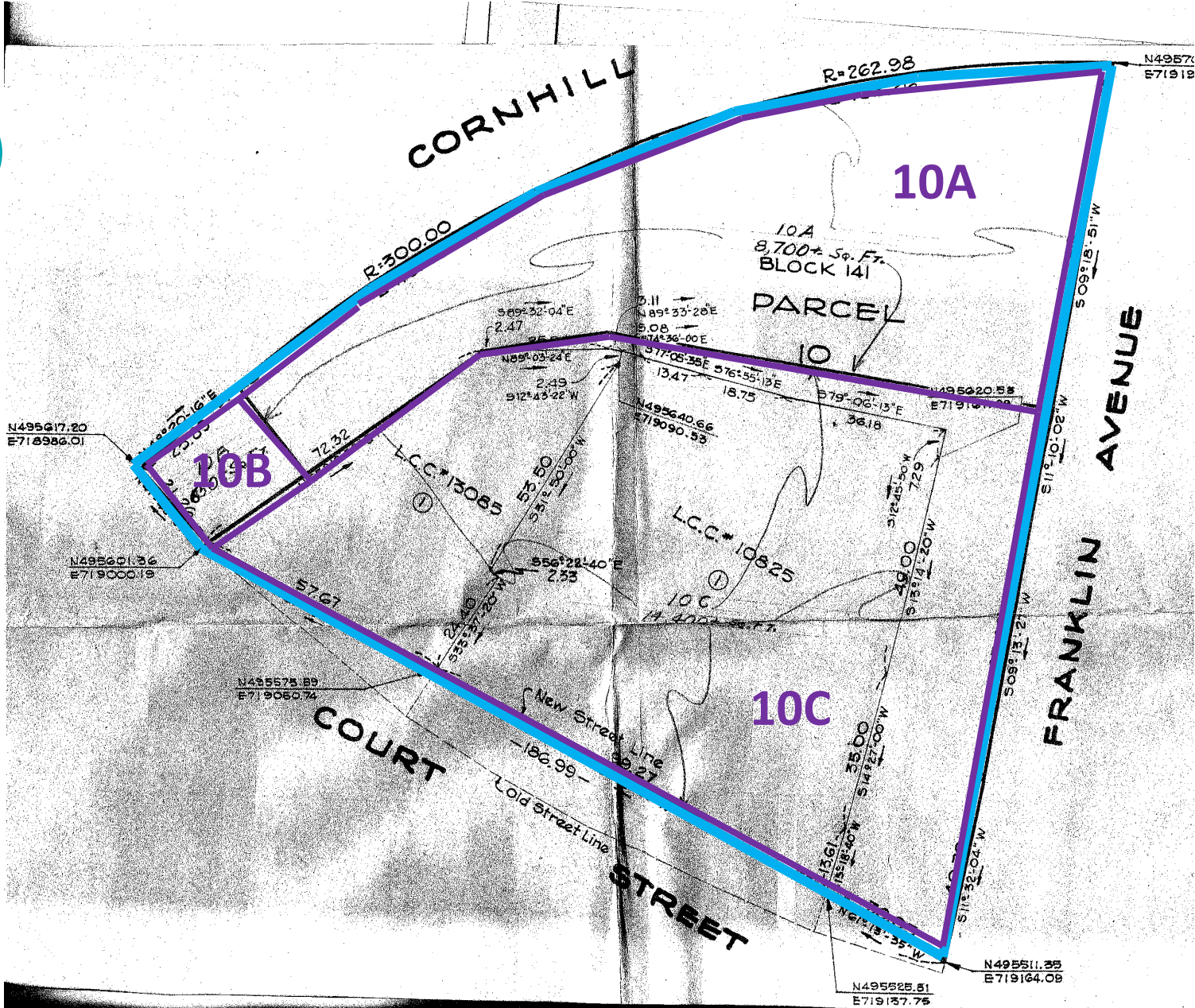


Parcel 9

1 Washington Mall Office Building



Parcel 10 (10A, 10B, and 10C)



Parcel 10A

Sears Crescent Building



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Parcel 10B

Steaming Kettle portion of Sears Crescent Building



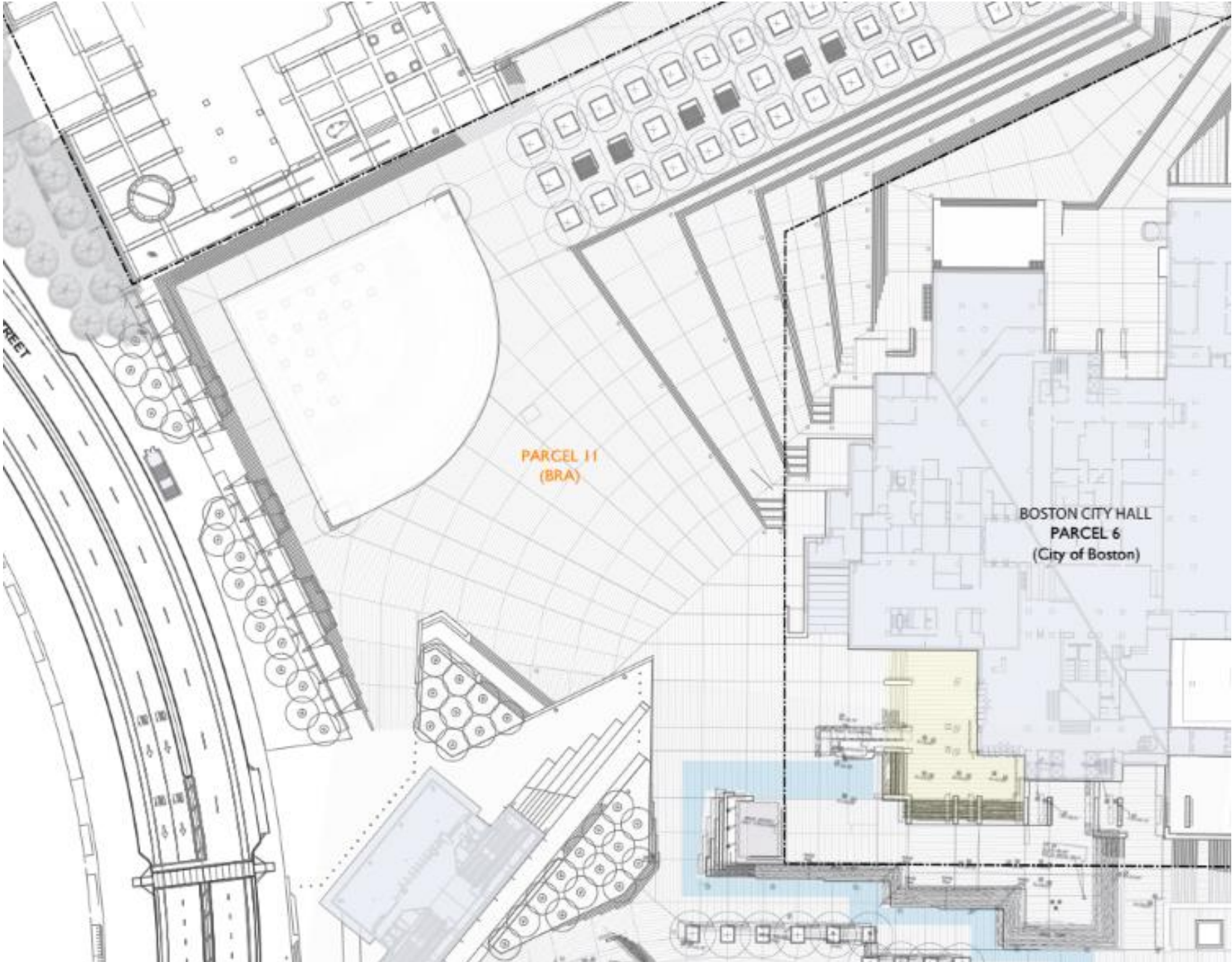
Parcel 10C

City Bank and Trust



Parcel 11

City Hall Plaza



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development agency**

Parcel 11

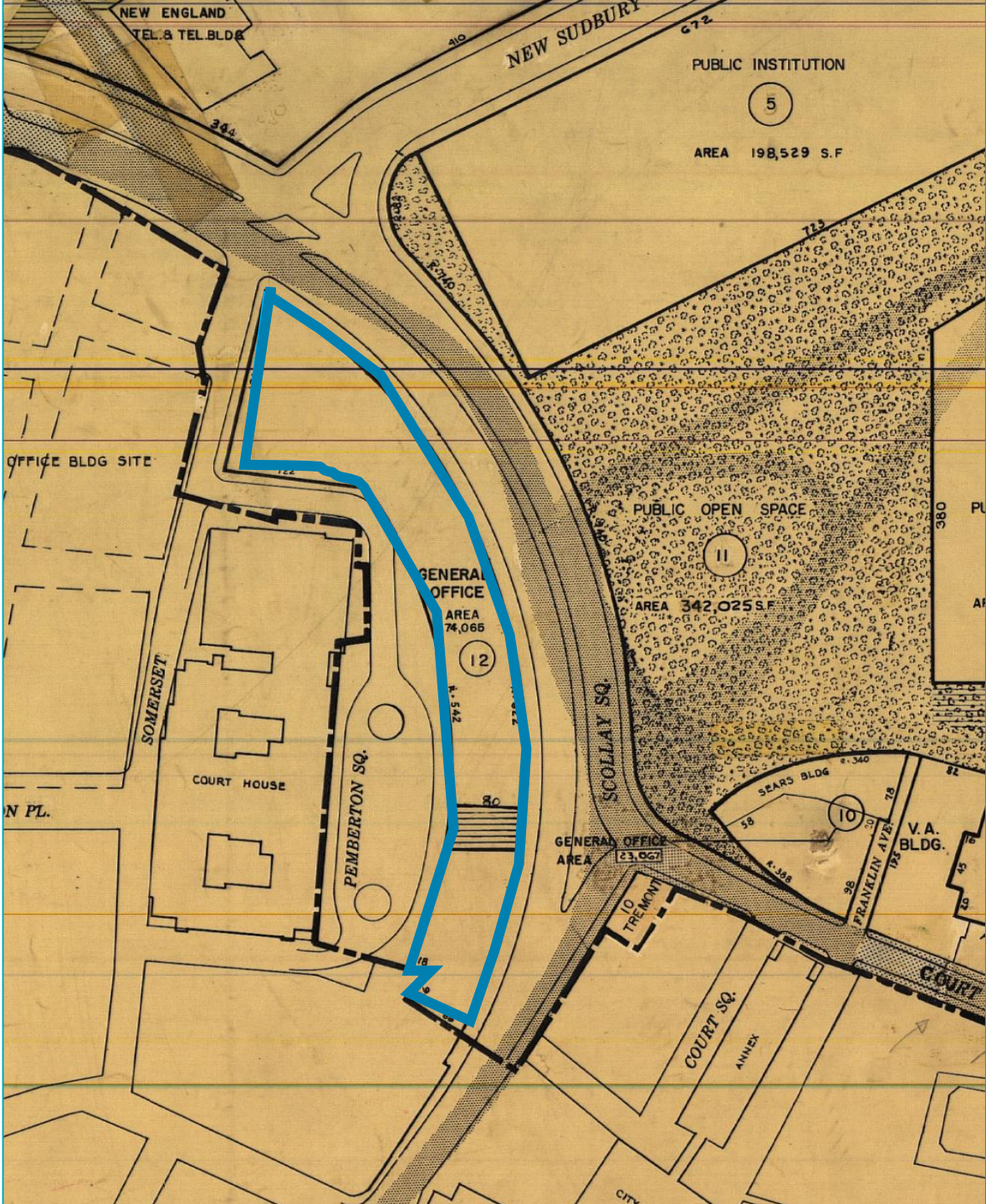
City Hall Plaza



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development agency**

Parcel 12

Center Plaza and Pemberton Square



Parcel 12

Center Plaza



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Parcel 12

Pemberton Square



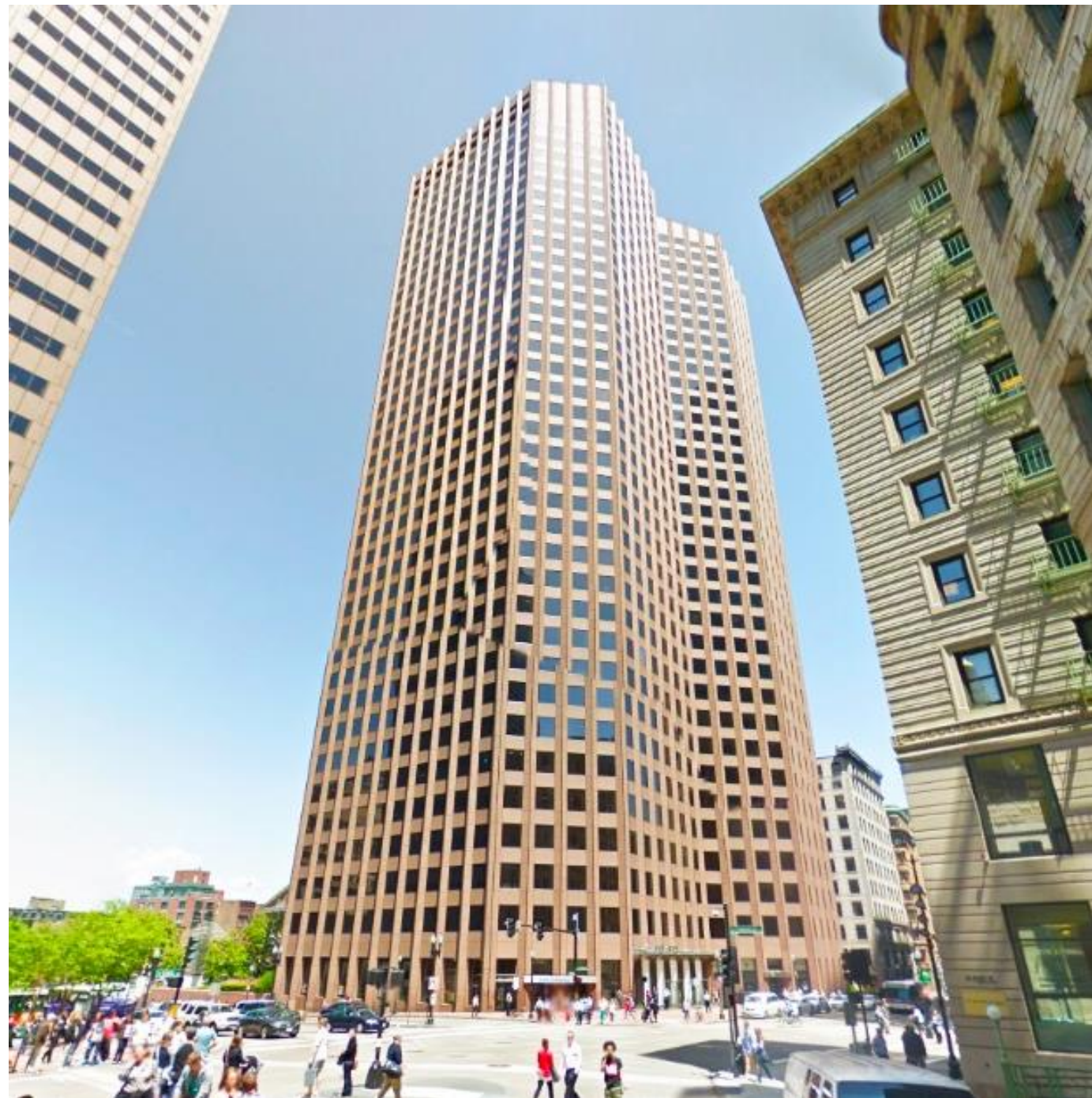
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development agency**

Parcel 13 and 14

60 State Street



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Parcel 14A

Abercrombie & Fitch Building



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development agency**



Next Steps:

- **Pemberton Square**
- **Public Realm**
- **Holocaust Memorial Transfer**



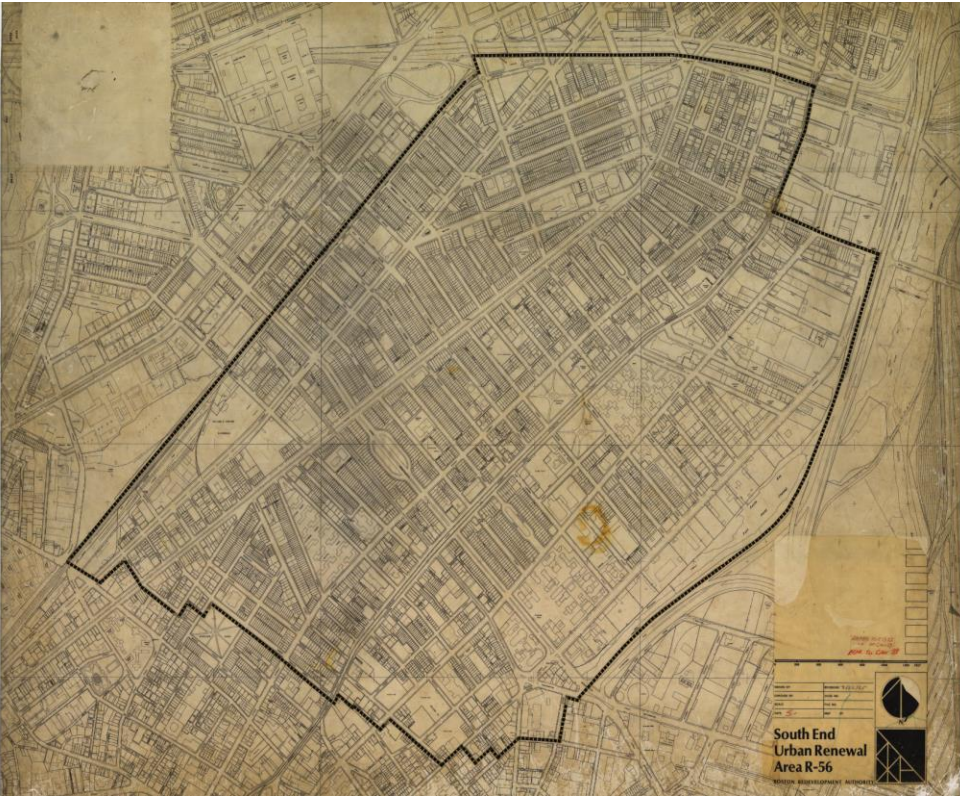
South End Urban Renewal Area



**boston planning &
development agency**

South End Urban Renewal Plan with Boundaries

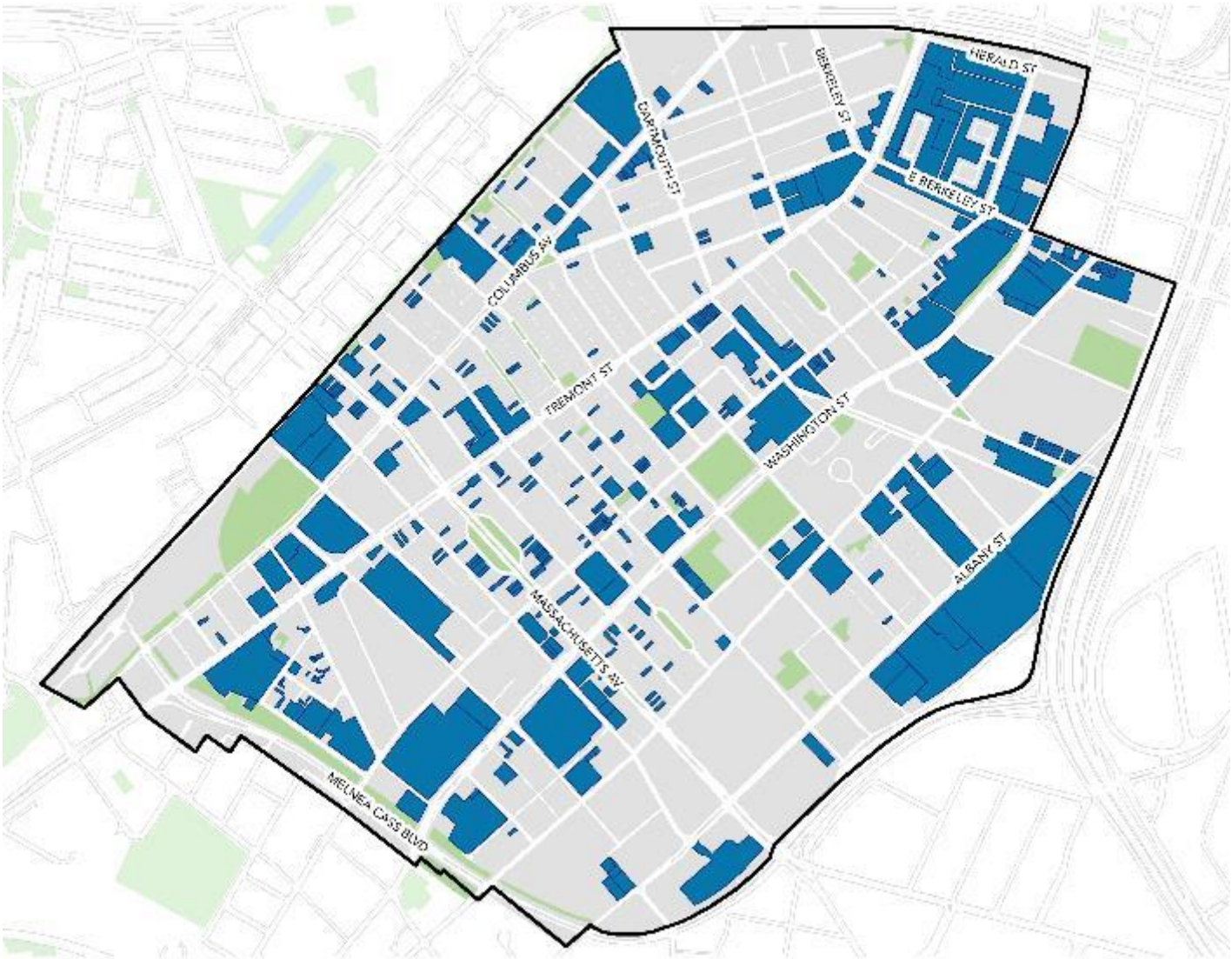
Original Urban Renewal Plan



Current Assessing



South End Urban Renewal Plan with Parcels

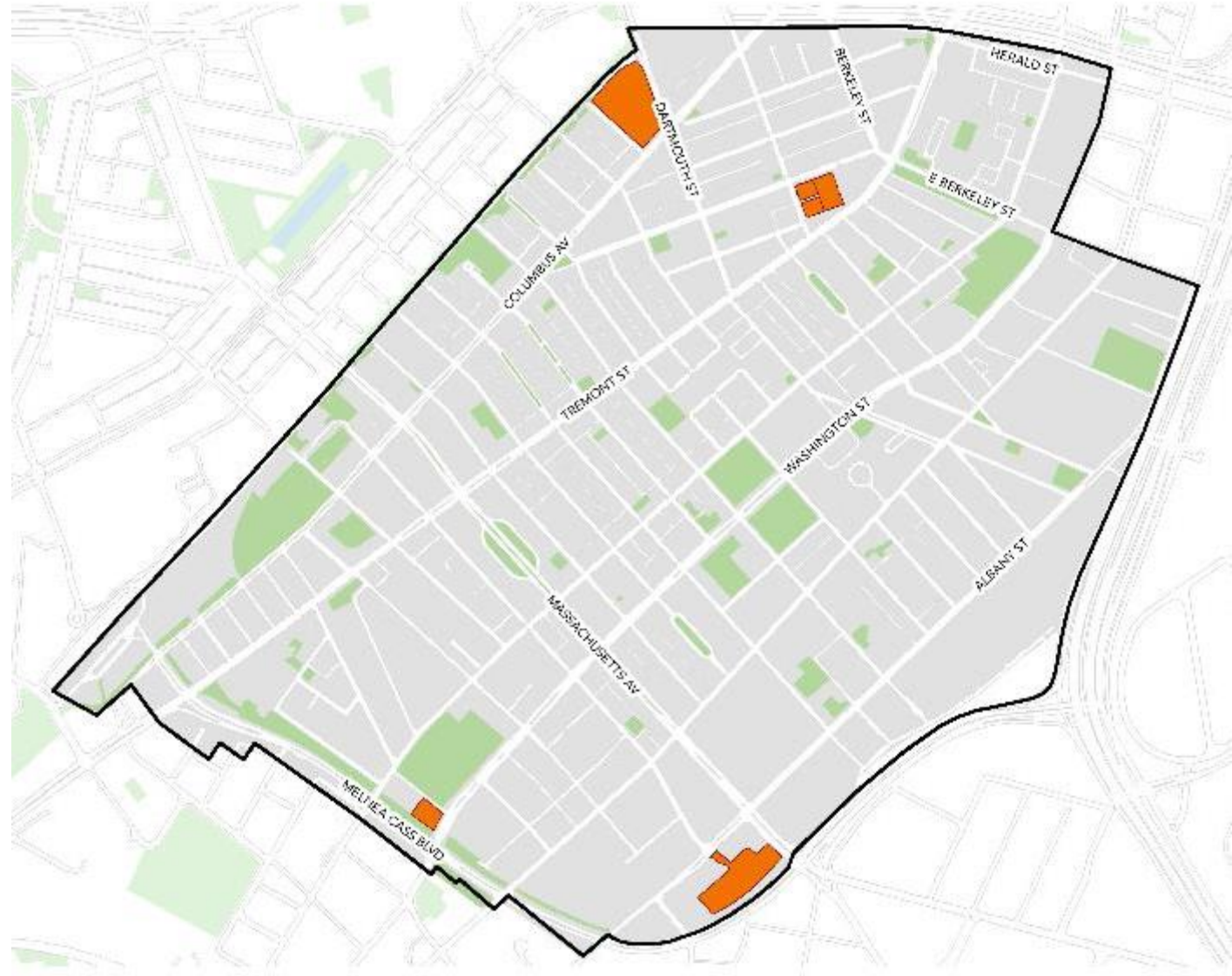


South End Urban Renewal Plan

Leases	6
LDAs	217
Deeds	17
Total URA Parcels	435



South End Urban Renewal Parcels with Leases



South End Urban Renewal Parcels with Leases

- Parcels 11A and 11B – Subsurface Parking and Foundation Lease
- Parcels 11A and 11B – Tent City Housing
- Parcel 9 – Boston Center for the Arts (BCA) Lease
- Parcel 8 – Atelier Theater Condominium Unit – BCA/Huntington Theater Company
- Parcel X-28 (a/k/a Southwest Corridor Parcel 9) – Hotel to be constructed
- Parcel 200 – Crosstown Hotel

South End Urban Renewal Plan

Boston Center for the Arts

Parcel 9



South End Urban Renewal Plan

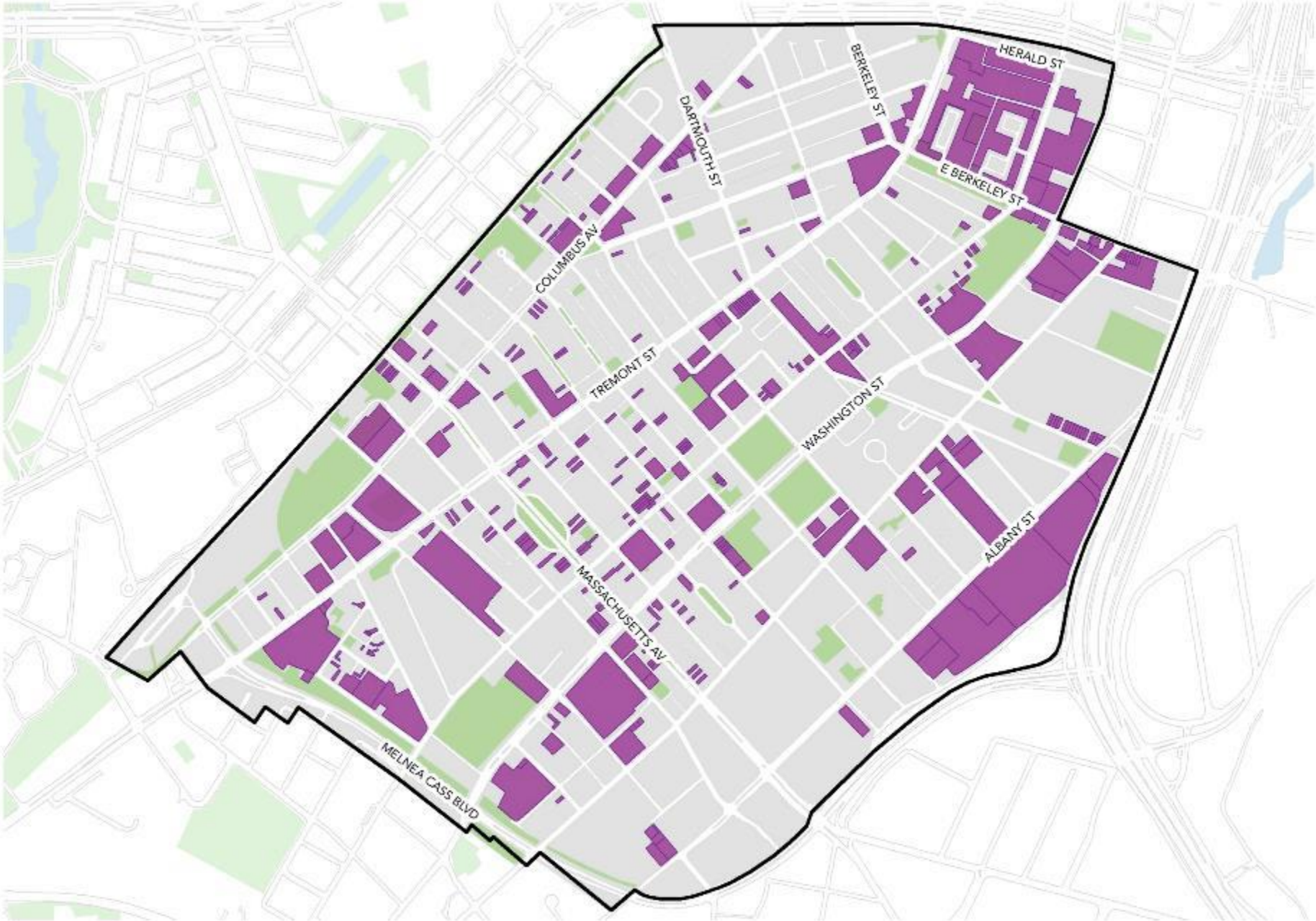
Tent City Apartments

Parcels 11A and 11B



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South End Urban Renewal Parcels with LDAs



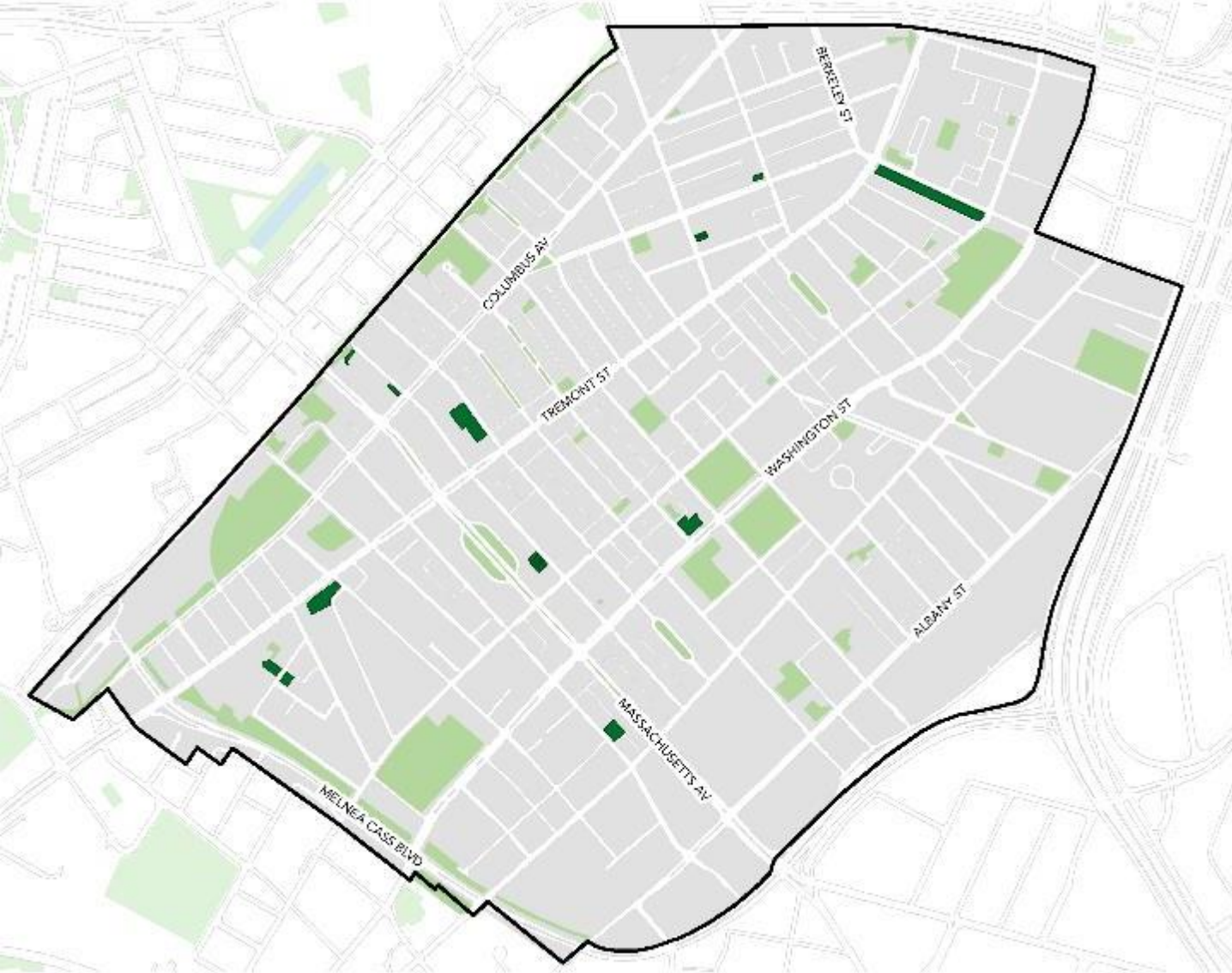
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South End Urban Renewal Parcels with Deeds only



South End Lower Roxbury Open Space Land Trust / BNAN Plan

(Boston Natural Areas
Network, Inc.)



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South End Urban Renewal

List of Gardens

- 106-118 West Springfield Street (Parcels SE-49, SE-7, SE-122, RD-36, SE-123 and SE-2)
- 29 and 31 Dartmouth Street (Parcel SE-124)
- 561 Columbus Avenue (Parcel RR-8)
- 108-138 Worcester Street (Parcel RE-2B)
- 20-22 Clarendon Street and 67-69 Warren Avenue (Parcel RD-13)
- 75-87 Northampton Street (Parcel 33B)
- 1561-1565 Washington Street (Parcel 30)
- Corner of Tremont, Lenox and Kendall Streets (Parcel 23A)
- 500-510 Tremont Street, 1-67 East Berkeley Street and 211-217 Shawmut Avenue (Parcel P-6A)
- 24-30 Warwick Street (Parcel RD-22)
- 30 Wellington (Parcel SE-118)
- 25-29 Warwick Street (Parcel X-26A)



South End Urban Renewal Gardens

**1561
Washington
Street**

Parcel 30



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South End Urban Renewal Gardens

**75
Northampton
Street**

Parcel 33B



South End Urban Renewal Gardens

**108-138
Worcester
Street**

Parcel RE-2B



Future Garden Transfers to BNAN



Future Garden Transfers to BNAN

Parcel 30A



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Future Garden Transfer to BNAN

Parcel RR-15



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Parks on South End Urban Renewal Parcels

 City Parks on Urban Renewal Parcels



South End Urban Renewal Parks/Playgrounds

City Parks Department

- Titus Sparrow Park (Parcels 12A and 12C)
- Childe Hassam Park (Parcel P-2)
- Peter's Park (Parcel P-17A)
- Derby Park and David L. Ramsay Park (Parcel P-21B)
- Watson Park (Parcel P-25)
- James Hayes Park (Parcel P-26)
- St. Helena's Park (Parcel P-27)
- Hiscock Park (Parcel RR-10)

MBTA Parks

- Southwest Corridor Park (Parcels 48F, 48G, 48I, 54, 79A,79B,79F,81G and 82A)
- Parcel near Carter School (Tract I-1 and I-2)

BWSC Playground

- Union Park Street Playground

South End Urban Renewal Parks

Childe Hassam
Park (formerly
Goldweitz Park)

Parcel P-2



South End Urban Renewal Parks

Peter's Park

Parcel P-17A



South End Urban Renewal Parks

James Hayes Park

Parcel P-26



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South End Urban Renewal Parks

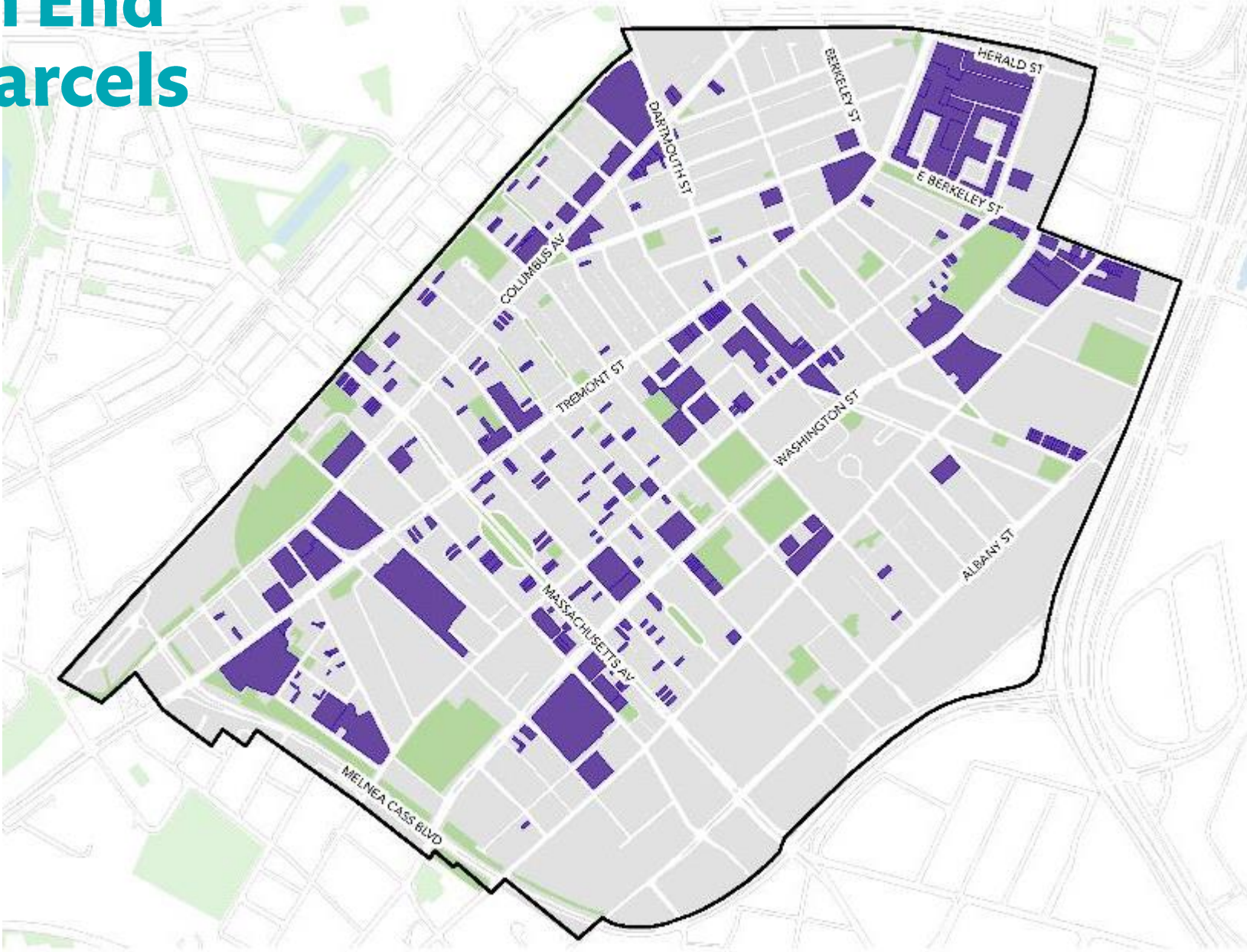
St. Helena's
Park

Parcel P-27



Housing on South End Urban Renewal Parcels

■ Housing

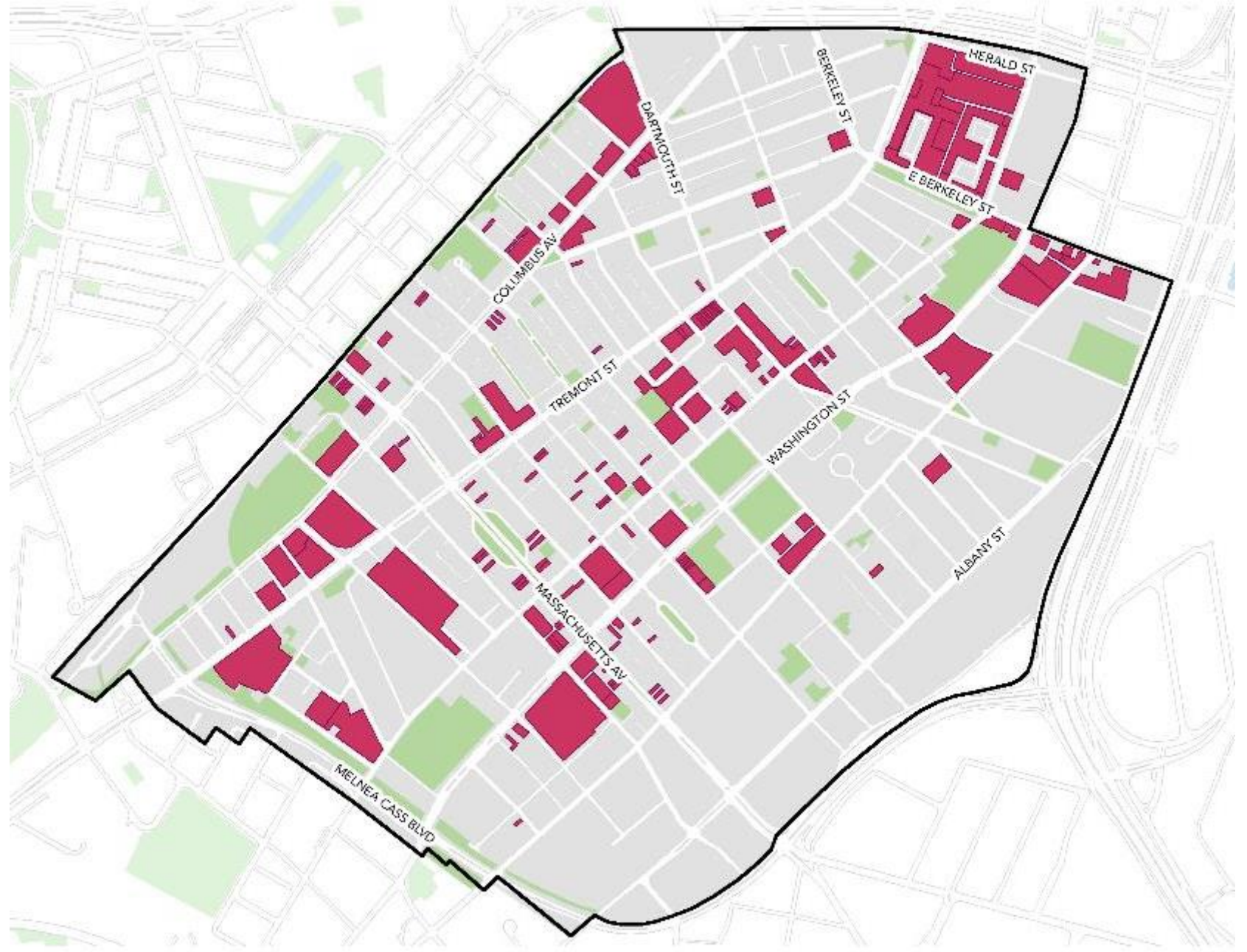


South End Urban Renewal Plan

Market Rate Housing Units	1,877
Affordable Housing Units	
Affordable Rental	3,456
Affordable Condo	316

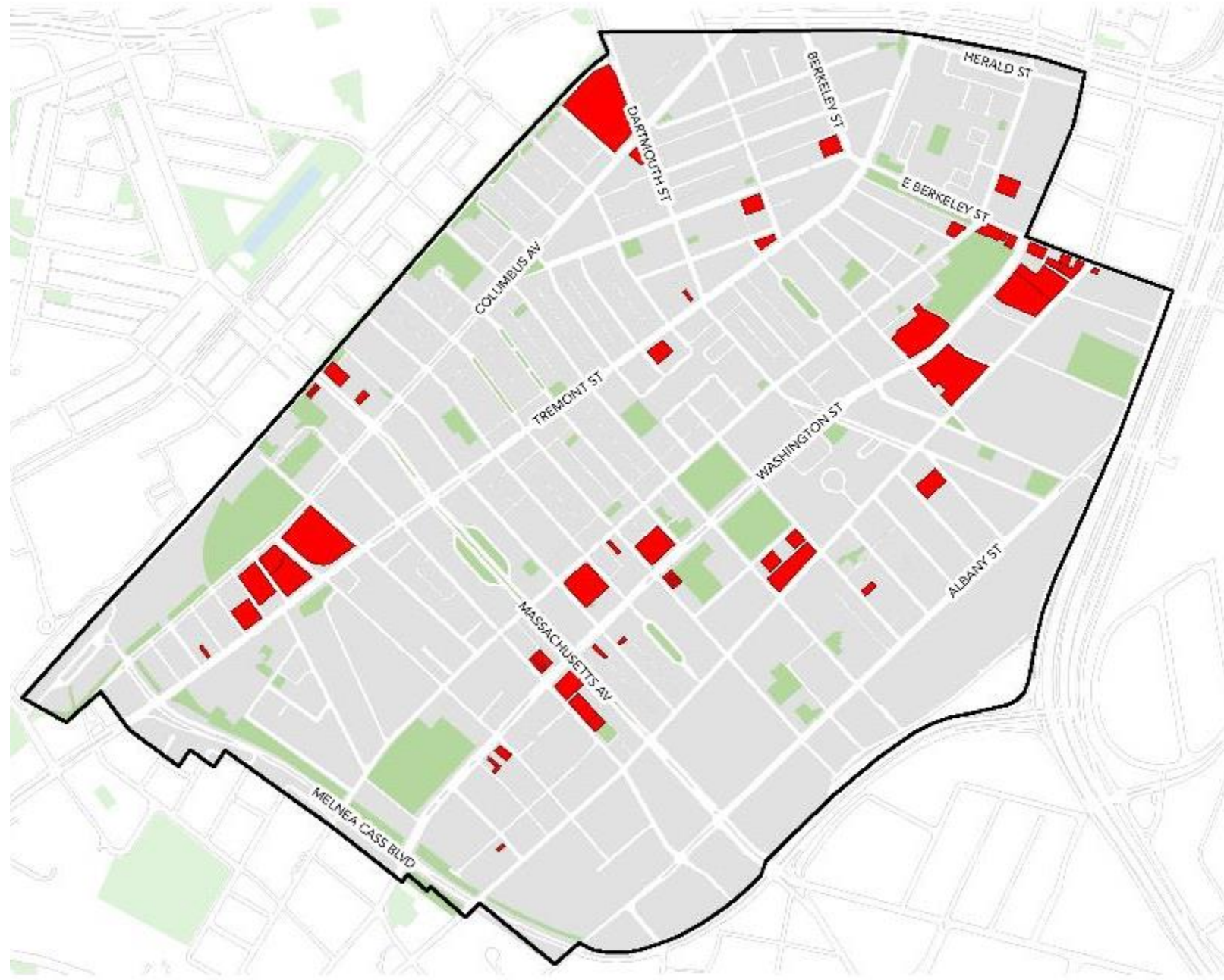
South End Urban Renewal Parcels with Affordable Housing

 Affordable
Housing



South End Urban Renewal Parcels including Affordable Housing Units with BRA Covenants for Affordable Housing and BRA Leases

 BRA Restrictions



Affordable Housing Units with BRA Covenants for Affordable Housing and BRA Leases on South End Urban Renewal Parcels

Total BRA Restricted Affordable Housing Units	884
Affordable Condo Units	305
Affordable Rental Units	579

South End Urban Renewal Affordable Rental

Castle Square



South End Urban Renewal Affordable Rental

Parmelee
Court



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South End Urban Renewal Affordable Rental

Roxbury
Corners



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South End Urban Renewal Affordable Rental

Langham
Court



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South End Urban Renewal Affordable Rental

Waterford Place



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South End Urban Renewal Affordable Rental

Roxse



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South End Urban Renewal Affordable Rental

Tent City Apartments



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South End Urban Renewal Affordable Rental & Affordable Condo

Douglass Plaza



South End Urban Renewal Affordable Rental & Affordable Condo

Rollins Square



South End Urban Renewal Affordable Condo

Clarendon Warren



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Next Steps:

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

