



# 城市改造： 中央商务区

2021年5月17日



# 语言翻译服务

会议同时提供西班牙语，广东话和普通话的同声传译服务。

要切换到西班牙语，广东话和普通话音频频道，请选择屏幕底部的“翻译”。

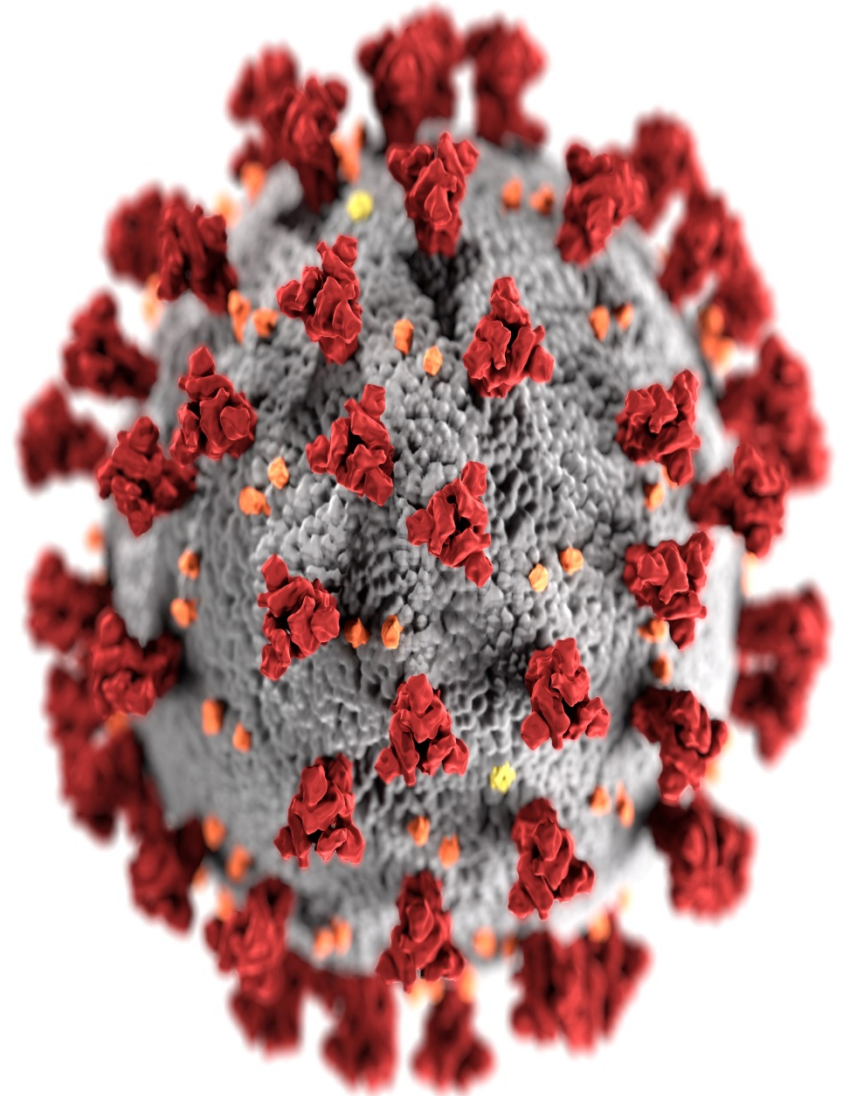
对于普通话音频频道，请选择“中文”。

对于粤语音频频道，请选择“德语”。



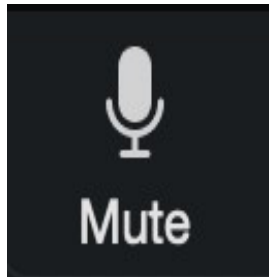
# BPDA 新冠病毒 (Covid-19) 响应措施

- 由于受新冠病毒 (Covid-19) 公共健康危机的影响，BPDA 在 3 月份暂停了所有开发项目和计划活动。
- BPDA 在 6 月末使用 Zoom 平台用试点方式恢复了项目和规划的虚拟公共会议。
- 要更多了解 BPDA 的新冠病毒 (Covid-19) 响应措施，请访问以下链接：<https://bit.ly/BPDACovid-19>



# Zoom 小技巧

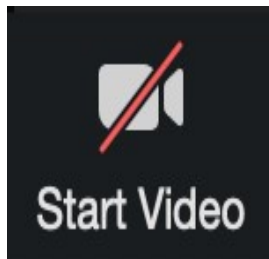
以下是第一次使用 Zoom 的用户可以利用的一些小技巧。控制项在屏幕的下方。单击这些符号可以激活不同的功能：



## Mute/unmute (静音/取消静音)

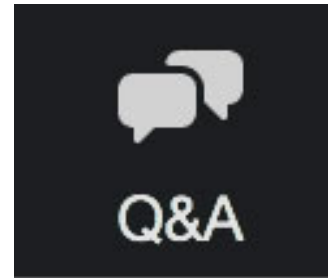
在主持人给予权限前将一直保持静音

*如果是使用手机拨号，拨\*6可以自行静音/取消静音*

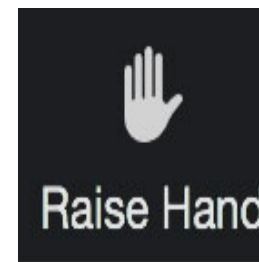


## Turn video on/off (打开/关闭视频)

在主持人给予权限前视频将一直保持关闭



Q+ A 问与答  
在演讲和问答环节中可用于提供书面问题和意见



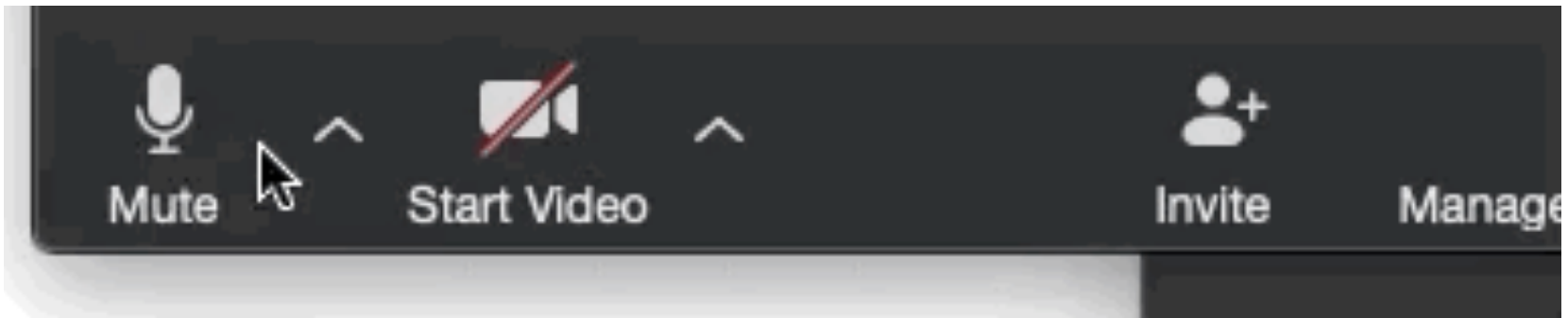
## Raise Hand (举手)

在演示结束后请求音频/视频权限

*如果是使用手机拨号拨\*9代表举手*

# 会议录音

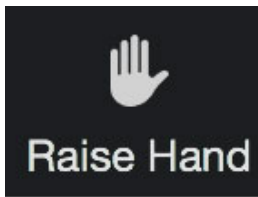
BPDA将记录该会议并将其发布在BPDA的网页上，以供那些无法实时参加Zoom会议的人使用。请注意，与会人员可能正在用手机摄像头或其他设备录制会议。如果您不想在会议期间被录音，请确保麦克风和摄像头处于关闭状态。



# 会议形式

在BPDA的演示过程中，所有麦克风都将被静音。

演讲结束后，请举手，我们将按照举手的顺序口头回答您的问题。



举手 在演示结束时请求音频/视频许可 如果您通过电话拨入，请拨\* 9举起手

# 虚拟会议礼仪

- 请相互尊重。
- 在演示期间到会人员应静音，以免出现背景噪音。
- 我们请到会人员将问题和意见的长度限制在 2 分钟之内，这样所有人都能参加讨论。
- 在问答期间，请先等所有参加会议的人员均提问了问题后再提问第二个问题/意见。

幻灯片

<http://www.bostonplans.org/planning/urban-renewal/overview>

# 专家组成员

- Chris Breen - 城市改造经理
- Mary Knasses- 市区规划师
- Kelly Sherman – 市区规划员
- Chris Busch – 高级海岸恢复滨水区规划师
- 民选官员/记者
- James Fitzgerald - 高级交通规划师





# 城市改造区日程

1. 简介
2. 回顾：社区进度
3. 城市更新基础反馈
4. 中央商务区的扩建/落日
5. 问题和答案



# 01 简介



# 自我介绍

Christopher Breen, 城市改造经理

Christopher 在办公室副主任的指导下负责管理项目, 并与部门间的工作人员协调与城市改造相关的研究和问责措施, 包括土地处置协议 (LDA) 的监督、BRA 拥有土地的处置以及涉及 BRA 资产的其他事项。Christopher 还负责完成分配的特殊项目。



# 我的背景



PRECINCT I FAMILIES TO BE ACQUIRED

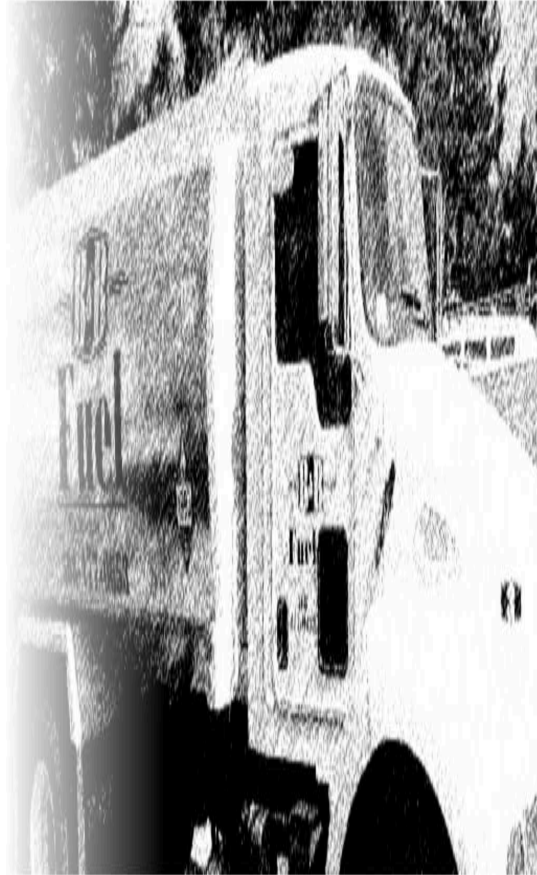
<u>Address</u>	<u># Families in Structure</u>
14-14A Chelsea St.	2
Albert M. Benedict (so) 14 Chelsea St., Chas.	
Mr. Michael Connor (t) 54	
Mr. Julius Damico (t) 26	
18 Chelsea St.	2
Mr. Samuel Buratein (so) 20 Main St., Malden	
Mr. John Murphy, Jr. (t) 67	
20-20A Chelsea St.	1
Rosis Ispicca (so)	
<del>Mr. Walter Andrews</del> (t) 56	
67 Chelsea St.	5
Mr. Ralph Pirozzi (so)	
Mr. Edward R. Fitzgerald (t) 44	
Mr. Patrick H. Gearin (t) 61	
Annie E. Langan (t) 76	
Mr. Michael J. Mahoney (t) 39	
Mr. Lawrence Magonagle (t) 37	
5 HOMESTEAD PLACE	3
Mr. Frank Zintz (so) 159 Coolidge St., Brookline	
<del>Mrs. Ruth Glonek</del> (t)	
Mr. Archie L. Moors (t) 47	
Mr. Joseph Solnick (t) 56	
7 Homestead Place	4
Mr. Frank Zintz (so)	
Mrs. Ruth Beaton (t) 45	
<del>Mr. Douglas Hanson</del> (t) 49	
<del>Mr. Edward J. MacKenzie</del> (t) 23	

# 我的背景



# 我的背景

  
**Fuel**  
*Let Our Family  
Serve Your Family!*



# 城市改造对我的生活有何影响



我们如今的状况  
是怎样造成的？



**boston planning &  
development agency**



# 城市改造 延期流程



## BOSTON CITY COUNCIL

[www.cityofboston.gov/citycouncil](http://www.cityofboston.gov/citycouncil)  
[city.council@cityofboston.gov](mailto:city.council@cityofboston.gov)

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One City Hall Square ♦ 5<sup>th</sup> Floor ♦ Boston, MA 02201 ♦ Phone: (617) 635-3040 ♦ Fax: (617) 635-4203

Director Brian Golden  
Boston Redevelopment Authority  
One City Hall Square, 9<sup>th</sup> Floor  
Boston, MA 02201

May 3, 2016

Dear Director Golden,

Thank you for the series of productive meetings that the Boston Redevelopment Authority (BRA) has had with the City Council throughout the Urban Renewal extension process. We very much appreciate your willingness to work more closely with us and to be more transparent with the Council and with the residents of Boston.

Per our agreement of March 23, 2016, the City Council approved a six-year extension to fourteen Urban Renewal Zones, with a number of provisos and procedural changes going forward. One such proviso was the BRA's agreement to appear at a review hearing twice per year to report on progress and planned urban renewal activities. In order to help prepare for a productive

# 城市改造社区参与 - 第 1 组

North  
Station

Park Plaza

Kittredge

Brunswick-  
King

CBD School  
Franklin

CBD  
Boylston  
Essex

## 城市改造社区参与 - 第 2 组

**Government  
Center**

**Campus  
High School**

**South  
Station**

**South Cove**

**Fenway**

**CBD  
Boylston  
Essex**

# 城市改造社区参与 - 第 3 组

Charlestown

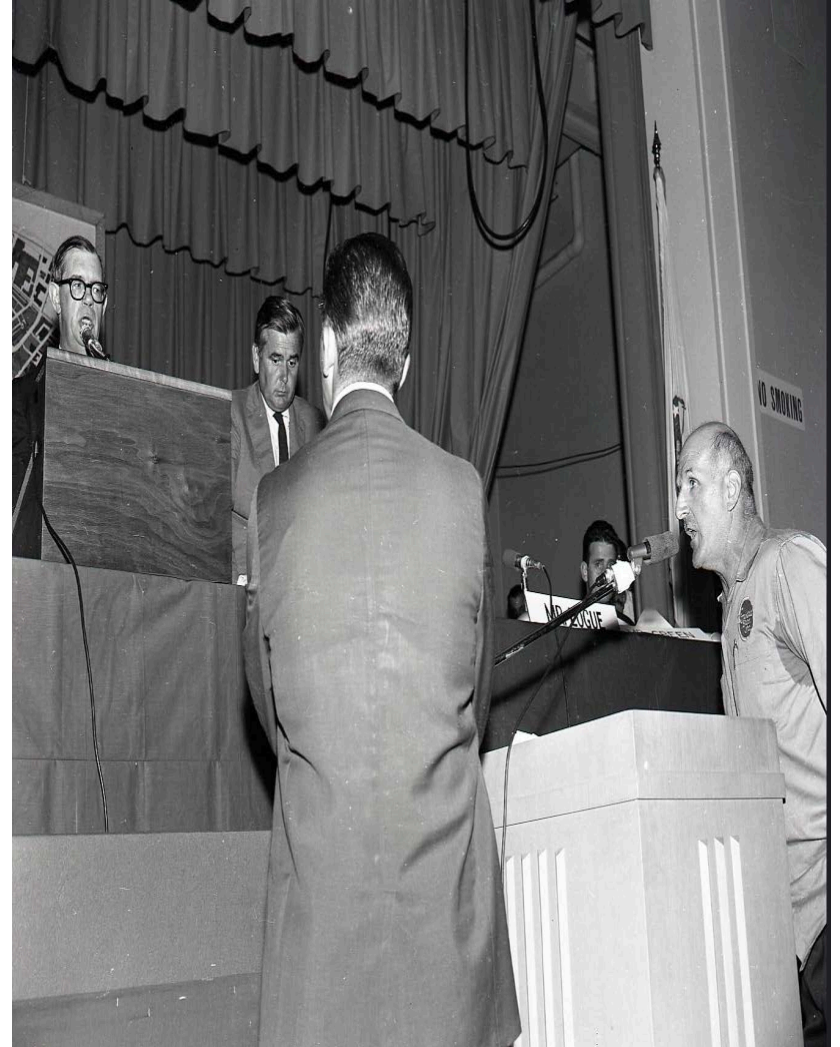
South End

Washington  
Park

West End

# 公民参与目标

- 探索城市改造的历史原因。
- 解释城市改造工具对相关机构的重要性。
- 展示城市改造计划、土地处理和监管协议中的土地使用保护条款。  
( 公共利益 )
- 讨论边界更改、目标调整和延期/自动废止。



# 02

## 公民参与 回顾

“谁，什么，什么时  
候，什么地方，为  
什么？”

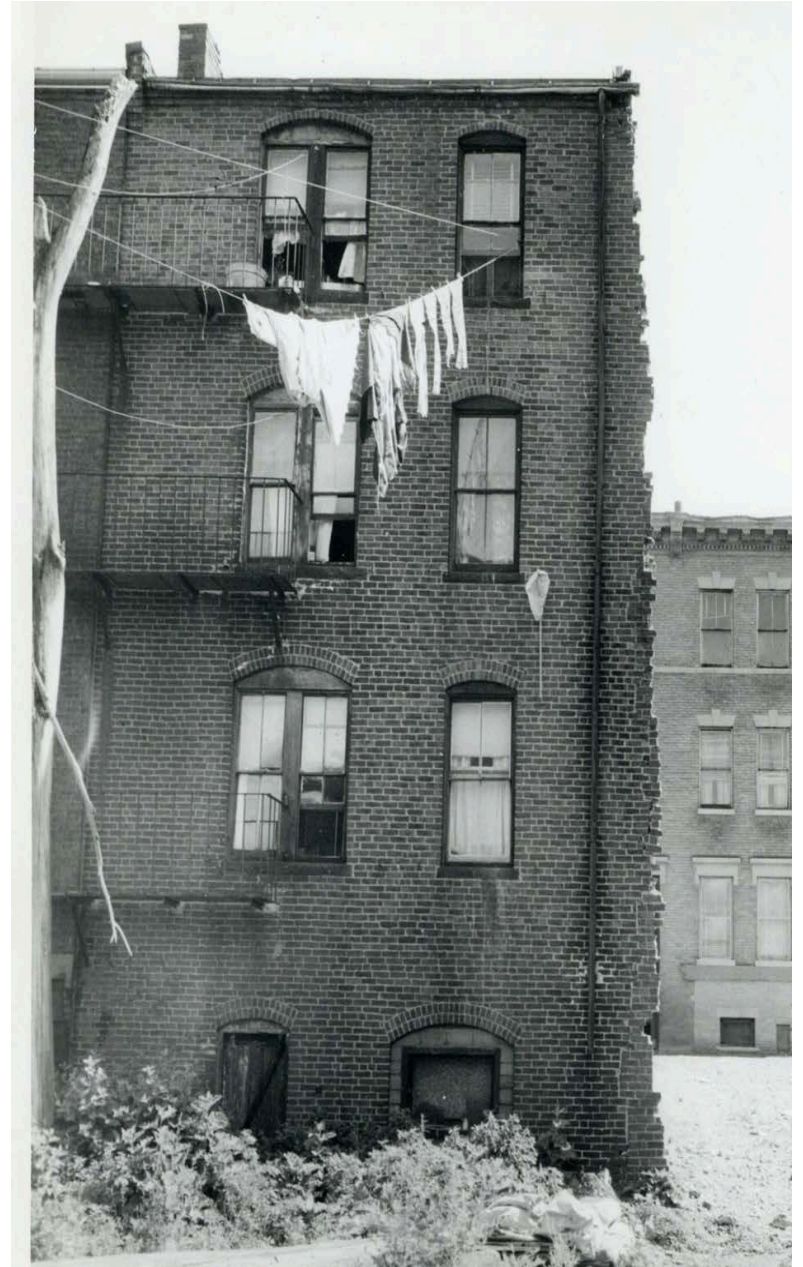


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# 全国性 - 美国各城市

- 1937 年住房法-（即住房管理局-征用权）
- 世界大战后的美国，随着工业化的变缓，大量的移民从不稳定的欧洲涌入。此外，非洲裔美国人继续从南方深处向北迁移。
- 美国金融机构的“红线批注”措施造成许多城市社区缺乏住房所有权和投资。
- 到 1949 年，各城市的白人中产阶级开始迁到郊区，即“白人大迁移”。
- 汽车的增多和美国高速公路系统的增长将投资引向郊区。

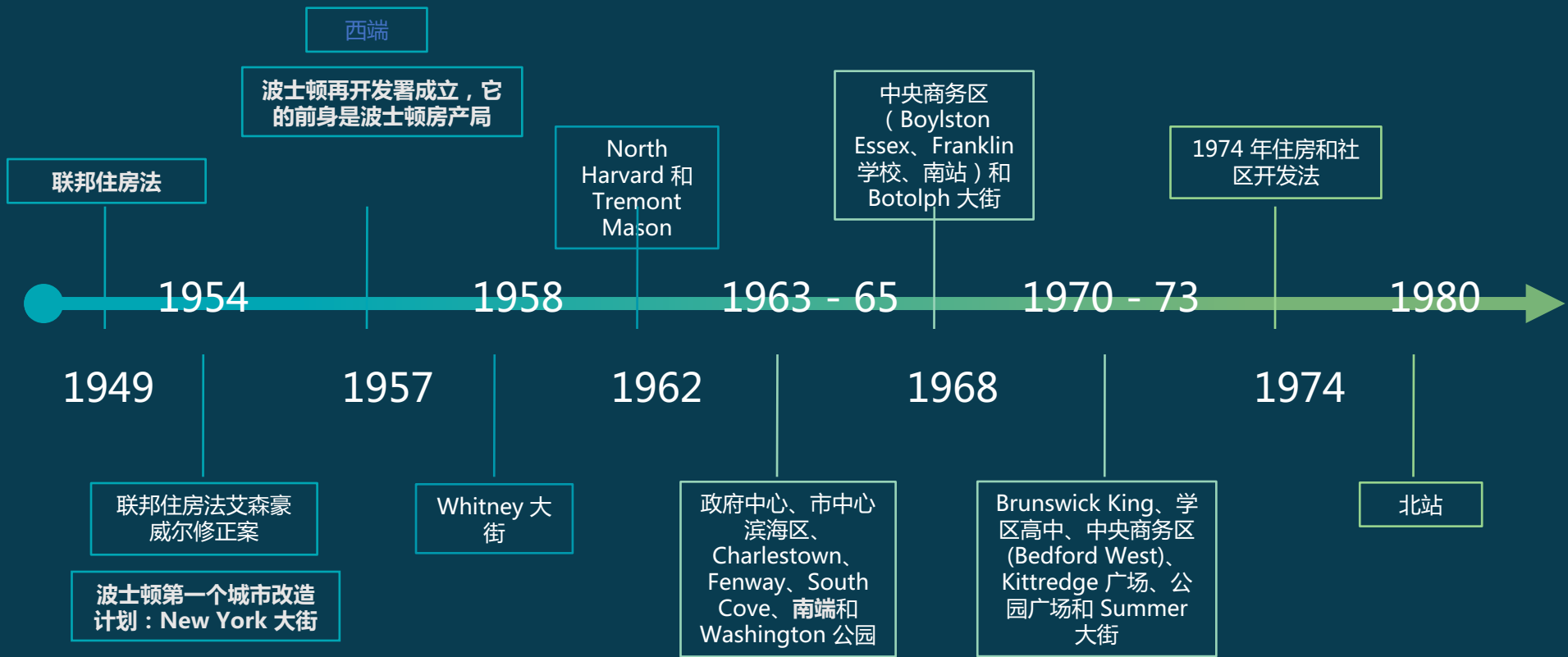


# 本地 - 波士顿

- 波士顿的爱尔兰移民支配着城市政坛。
- 精英巨头控制了州议会，减少了对波士顿的援助，剥夺了波士顿的自治权。
- 市长 Curley 降低了社区的税收，提高了商业区的税率（在大城市中税率最高）。
- 社区中的城市服务没有资金，市中心没有工作机会（红灯）。
- 1949 年，Moody 将波士顿的债券等级从 A 降到接近垃圾级、濒临破产的 Baa 级。







西端

波士顿再开发署成立，它的前身是波士顿房产局

联邦住房法

1954

1958

1963 - 65

1970 - 73

1980

1949

1957

1962

1968

1974

联邦住房法艾森豪威尔修正案

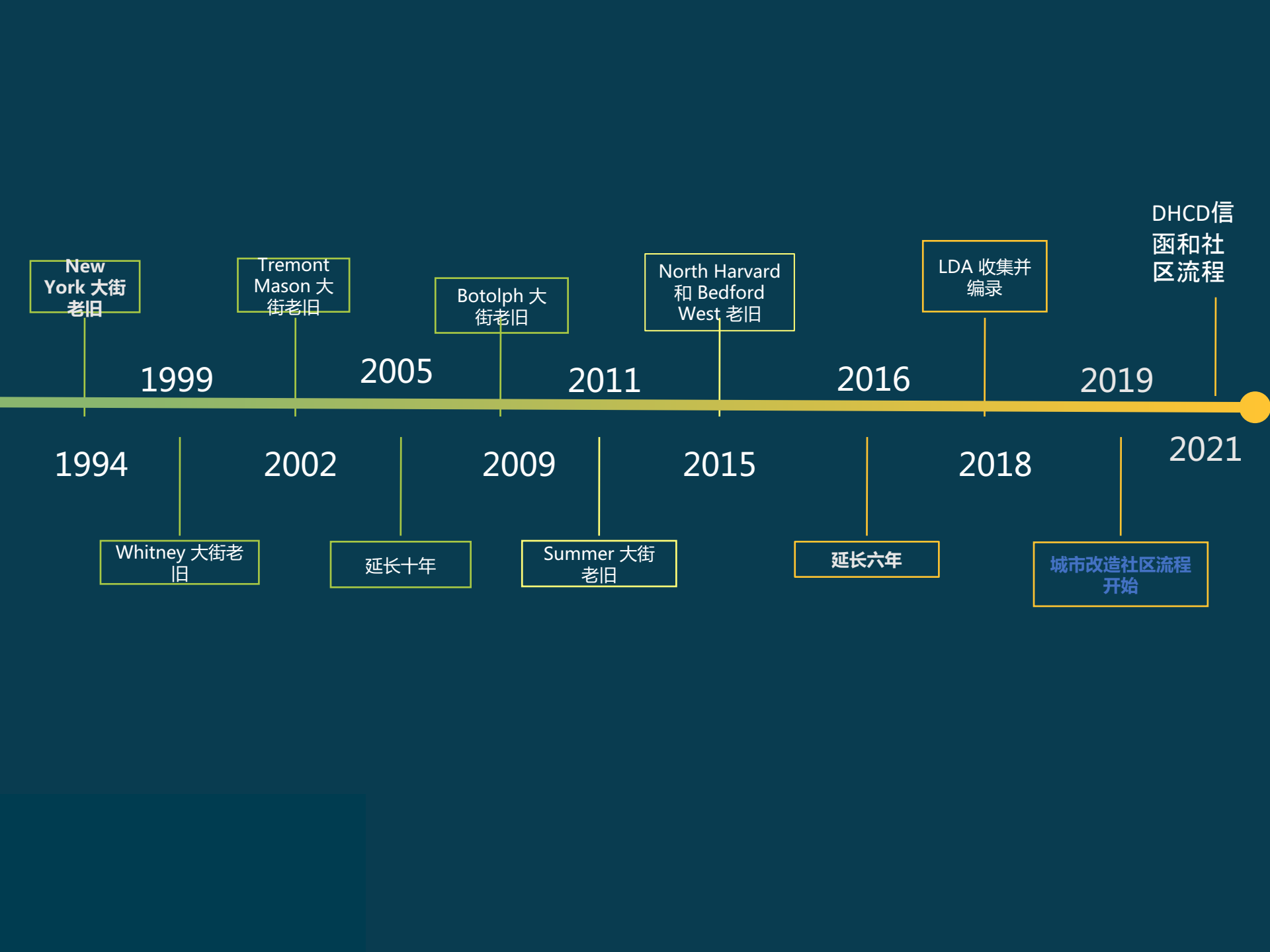
Whitney 大街

波士顿第一个城市改造计划：New York 大街

政府中心、市中心滨海区、Charlestown、Fenway、South Cove、南端和 Washington 公园

Brunswick King、学区高中、中央商务区 (Bedford West)、Kittredge 广场、公园广场和 Summer 大街

北站



New York 大街  
老旧

Tremont  
Mason 大  
街老旧

Botolph 大  
街老旧

North Harvard  
和 Bedford  
West 老旧

LDA 收集并  
编录

DHCD信  
函和社  
区流程

1999

2005

2011

2016

2019

1994

2002

2009

2015

2018

2021

Whitney 大街老  
旧

延长十年

Summer 大街  
老旧

延长六年

城市改造社区流程  
开始

# 1949 – 美国

## 美国住房法：

## 城市改造的

## 起源

## 城市新政



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- 联邦政府开始大幅投资来重新开发二战后迅速衰退的城市。(UR)
- 早期的城市改造通常使用工具来集中基础设施和公共设施用地，来吸引上层中产阶级居民重返城市，从而扭转影响面广的不利局面。

“500 万人仍生活在贫民窟和容易失火的建筑物里。300 万人在与他人合租”

— 杜鲁门

总统

# 20 世纪 50 年代 - 波士顿

- 1950 年到 1960 年，波士顿的人口损失了 13%（10 年中损失超过 10 万，30 年中损失 25 万。）
- 制造业失去 4.8 万个工作岗位，市区金融业失去 1.4 万个工作岗位。这让整个城市的就业率下降了 8%。
- 大波士顿的工作岗位增加了 22%。
- 在全国的大城市中，波士顿的家庭收入中值最低。



# 波士顿的人口 (1900 – 2015)

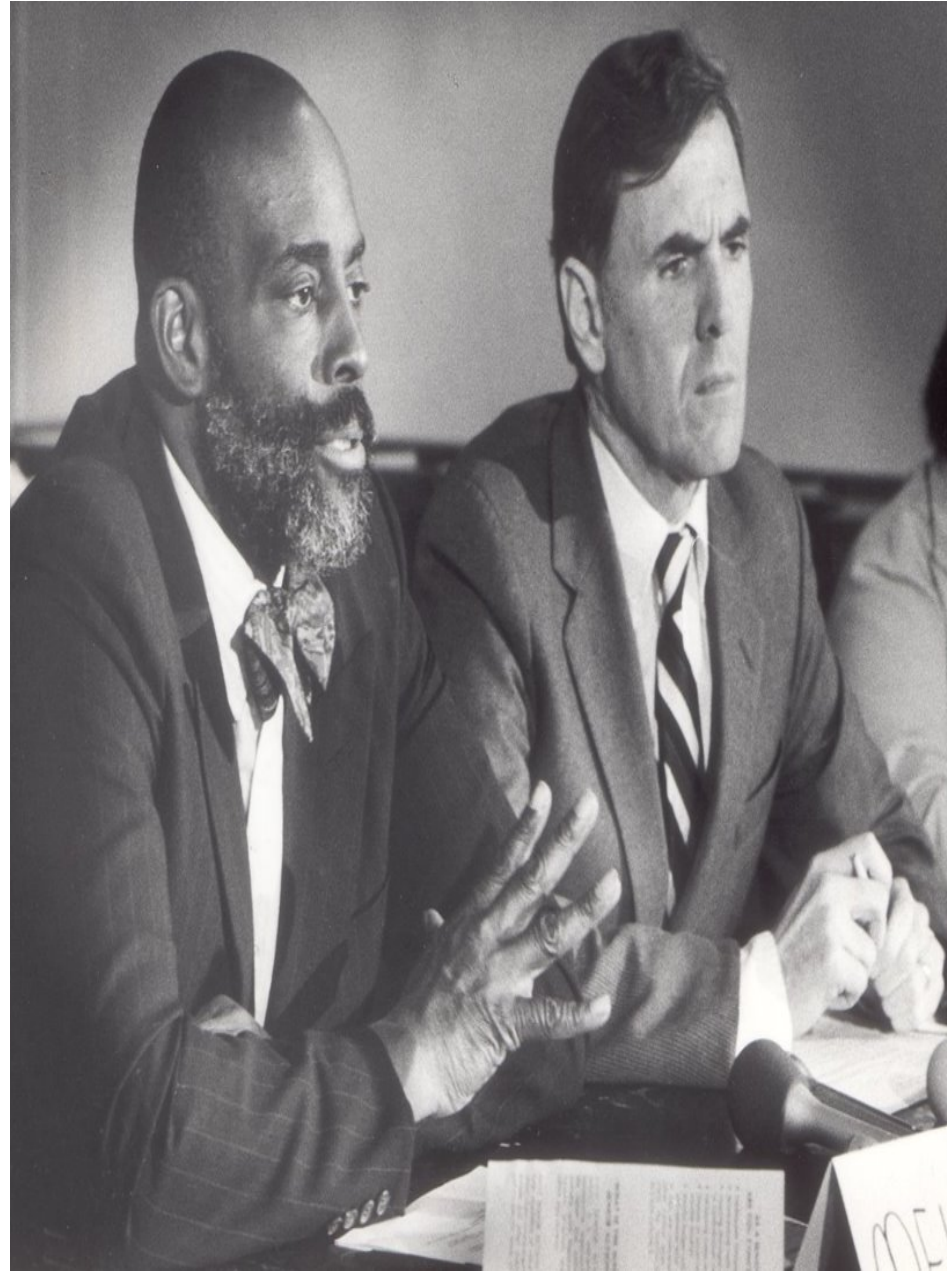


- New York Streets
- West End
- Whitney Streets
- North Harvard



# 学到了哪些经验？

- 搬迁带来的精神伤害/伤痛
- 缺乏社区的意见（BRA 在项目后期接管了社区流程）。
- 20 世纪 50 年代的模式过度强度增加中产阶级和让城市提供商业/工业用地。
- 未能履行建造经济适用房和重新安置的承诺。





# 1960

## Ed Logue : 上任

## 与人民一起规划



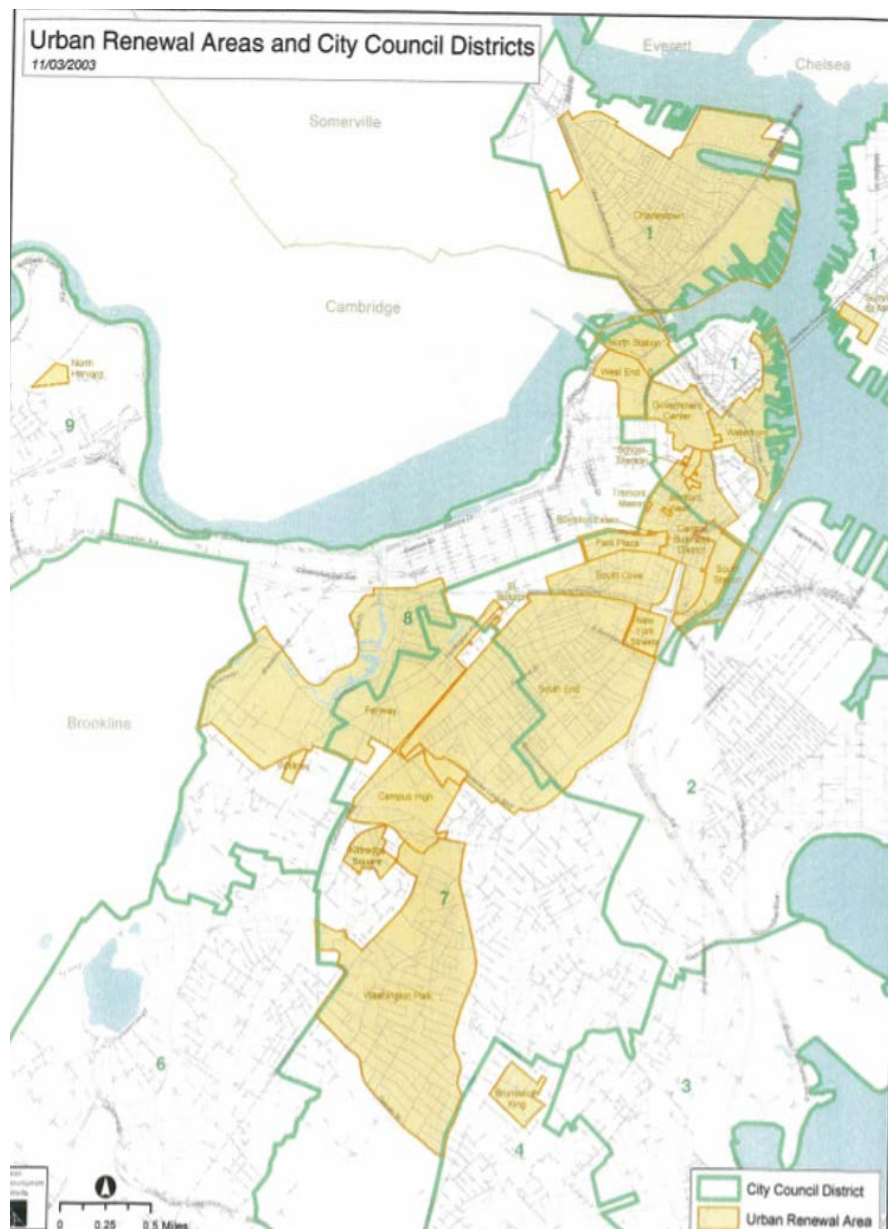
# Ed Logue :

- 逐渐了解到打造历史与现代共存城市的重要性。
- 通过改善住房质量和不断了解如何尽可能减少搬迁来寻求创建更为公平、公正的城市。
- 力求创立更多包含多个种族、多个收入阶层的社区。
- 认为公共部门必须承担解决社会问题的责任，经济适用房依靠私人领域既不现实，也不合适。

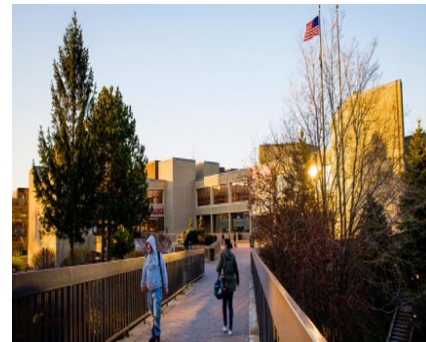


# 1970- 展示

## 目前波士顿有 23 个城市改造计划



boston planning & development agency





# 03 城市更新基础



# 城市改造计划

- 遵守计划（使用类型）的其他限制/流程
- 土地用途和建筑物要求（用途、高度、FAR、尺寸、退缩尺度、停车、空地）

TABLE OF LAND USE AND BUILDING REQUIREMENTS

Land Use Site Designation	Permitted Uses	Building Requirements			Vehicular Access	Arcades or ground-floor setbacks
		Maximum Building Height (in feet)	Maximum Floor Area Ratio	Minimum Parking Spaces		
A-1	General Business	60	3	-	-	-
A-2	Residential	300	8	3 for each 4 dwelling units	-	-
A-3 <sup>1/2</sup>	General Office General Business	125	8	600 <sup>1/2</sup>	Not from Atlantic Avenue	10' in depth along India & Milk Streets and East frontages
A-4	General Office General Business Transient Housing Institutional	125	6	- 3 <sup>1/2</sup>	-	10' in depth along frontages facing on to the water slip between Central and Long Wharves
A-5	General Office <sup>1/2</sup>	50	5	- 1 <sup>1/2</sup>	-	10' in depth along Eastern frontage
A-6 <sup>1/2</sup>	General Office	250	10	- 1 <sup>1/2</sup>	Not from Atlantic Avenue	10' in depth along Northern & Southern, Eastern frontages
A-7	General Office General Business Transient Housing Institutional	150	5	- 3 <sup>1/2</sup>	-	10' in depth along Southern frontage
A-8	Public Open Space	-	-	-	-	-

<sup>1/</sup>No open parking permitted.

<sup>2/</sup>No building setback permitted along Atlantic Avenue frontage.

<sup>3/</sup>If transient housing is developed, 3 enclosed parking spaces shall be provided for each 4 guest rooms. In addition, up to 15 open parking spaces may be provided upon a demonstration of need.

<sup>4/</sup>In the event this parcel is not disposed of to the New England Telephone & Telegraph Company for an addition to its existing building, the use shall be public open space.

# 什么是土地处置协议？

土地处置协议是买卖双方就土地使用达成的合同。

示例：（右侧）此土地处置协议允许在北端保留疗养院。



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

HOME ABOUT ARCHIVES CONTACT NEWSLETTER CALENDAR "SUBMIT A POST" Q

Health & Disasters Neighborhood Life

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

By Matt Conill - 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.



# 城市改造工具



城市改造工具和使用它们时所在的地区必须定期更新。在波士顿，波士顿市政厅和马萨诸塞州住房和社区发展部必须对其进行更新：

- 上次于 2016 年 8 月更新
- 下次将于 2022 年 4 月更新

## 1. 土地征集

为完成某些公共和私人开发项目根据协定征用房地产。征用前必须先得到房主的同意。

## 2. 明确所有权

征用房地产来明确所有权。对于项目融资很重要。

## 3. 纵向不连续性

通过征用房产取得公共路段上方的空间权，从而保持并鼓励在城市中设计多种类型的建筑。

## 分区控制

### 1. 土地使用控制

用途、FAR、停车和专门针对每个城市改造处置地块的设计限制。

### 2. 城市改造重叠区（U 地区）

城市改造区域内特殊的分区区域。

### 住房经济性限制

城市改造区域内的房产可能有经济性限制。

# 城市改造的益处



城市改造工具和使用它们时所在的地区必须定期更新。在波士顿，波士顿市政厅和马萨诸塞州住房和社区发展部必须对其进行更新：

- 上次于 2016 年 8 月更新
- 下次将于 2022 年 4 月更新

## 1. 独特的房地产收购方案/处置方案

城市宪章限制波士顿市只能为市政建设购置房产。BPDA 有权为实现进一步的政策目标收购地块。

## 2. 能与租户直接谈判（30B 特例）

在许多情况下，波士顿市需要运用 RFP 流程来修改租约条款。BPDA 可以直接与租户进行谈判，这样就能让土地租约和直接商业租约产生丰富的组合，帮助取得更大的公共利益。

## 3. 土地处置协议的执行和重新谈判

LDA 限制可确保公共政策对某一特定的房产产生成效。UR 允许我们在公共政策目标发生变化时重新谈判并利用这些限制。

## 5. 债券发行机构

能够发行债券来购置和建造受收入限制的住房。

## 6. 保留用途和经济适用住房

城市改造监管协议可以帮助保护某些特定的用途，例如艺术和文化。这样，如果经济适用性到期，就可以共同协商。

## 7. 保护/城市设计

城市改造限制可以保护建筑物和/或鼓励采用多种类型的建筑。

## 8. 经济发展/税收优惠

能够协助试点协议和/或其他税收奖励方案购置房产权益。



CITY OF BOSTON  
 IN THE YEAR TWO THOUSAND SIXTEEN

AN ORDER REGARDING THE  
 PROMOTION OF COMMUNITY DEVELOPMENT  
 IN THE CITY OF BOSTON

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 1982; 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 plans; 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 notify 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.

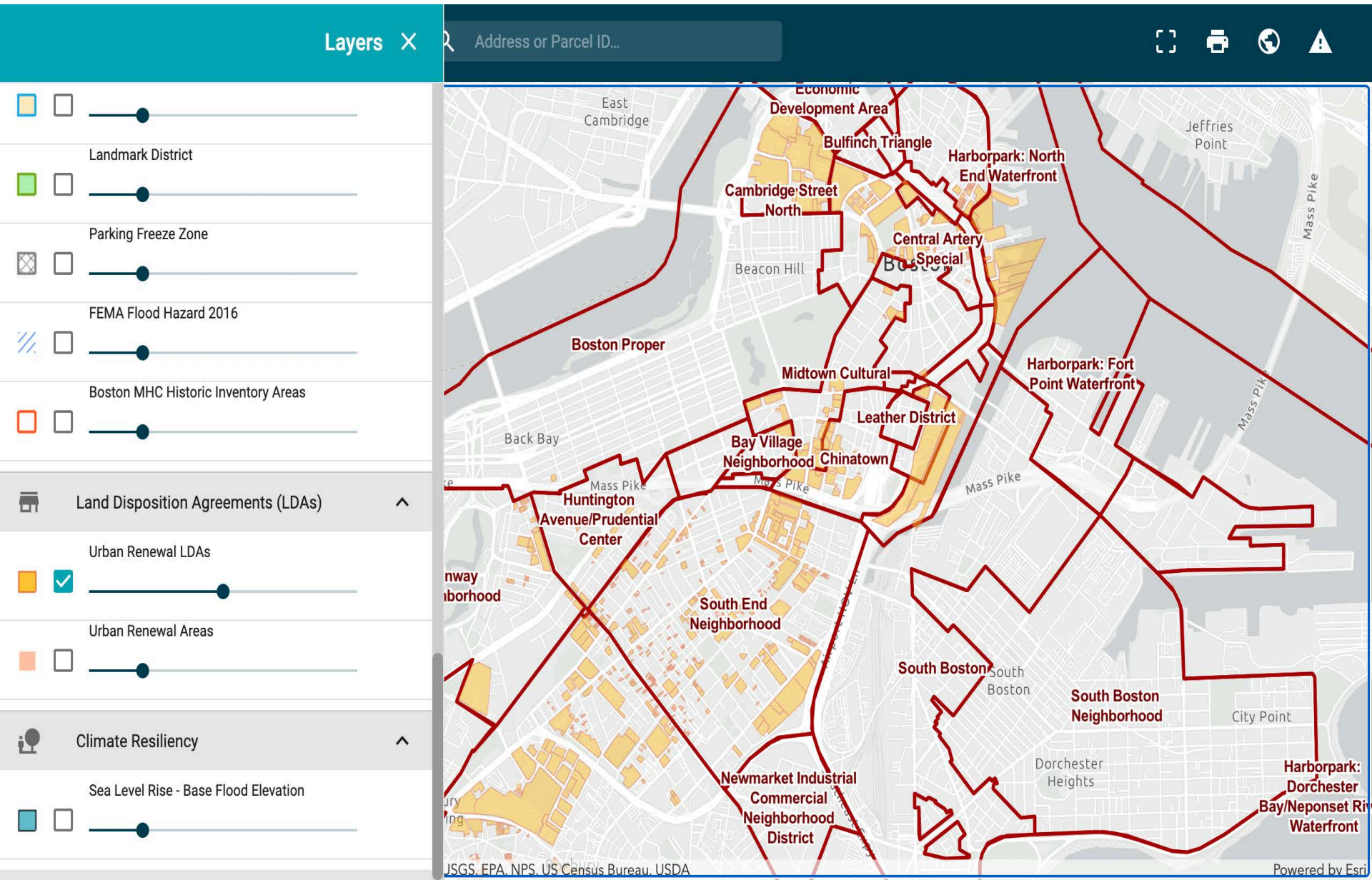
**ORDERED**, That the City Council does hereby approve the extension of the term of the urban renewal plans listed below, to April 30, 2022, subject to the BRA action as outlined above:

1. Brunswick-King Urban Renewal Plan
2. Campus High School Urban Renewal Plan
3. Central Business District Joylnce-Rosier Plan
4. Central Business District School-Franklin Plan
5. Central Business District South Station Plan
6. Charlestown Urban Renewal Plan
7. Downtown Waterfront/Pantheon 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 Tuesday, year 113, days 3 (Jackson, Francis, Zakim)  
 Approved by the Mayor March 28, 2016

Attest:   
 Margaret Tierney  
 City Clerk

# 分区查看器上的城市改造



# BPDA 拥有的房产



## BPDA Owned Land

This map displays property owned by the BPDA. The BPDA property inventory consists of land parcels ranging from small, unbuildable parcels best suited for use by abutters, to larger parcels and sites consisting of contiguous land parcels that are suitable for residential, mixed-use or commercial development. The Real Estate department conducts strategic property dispositions with the goal of maximizing public benefit generated from public land.

See [this page](#) for information on the BPDA Property disposition process.

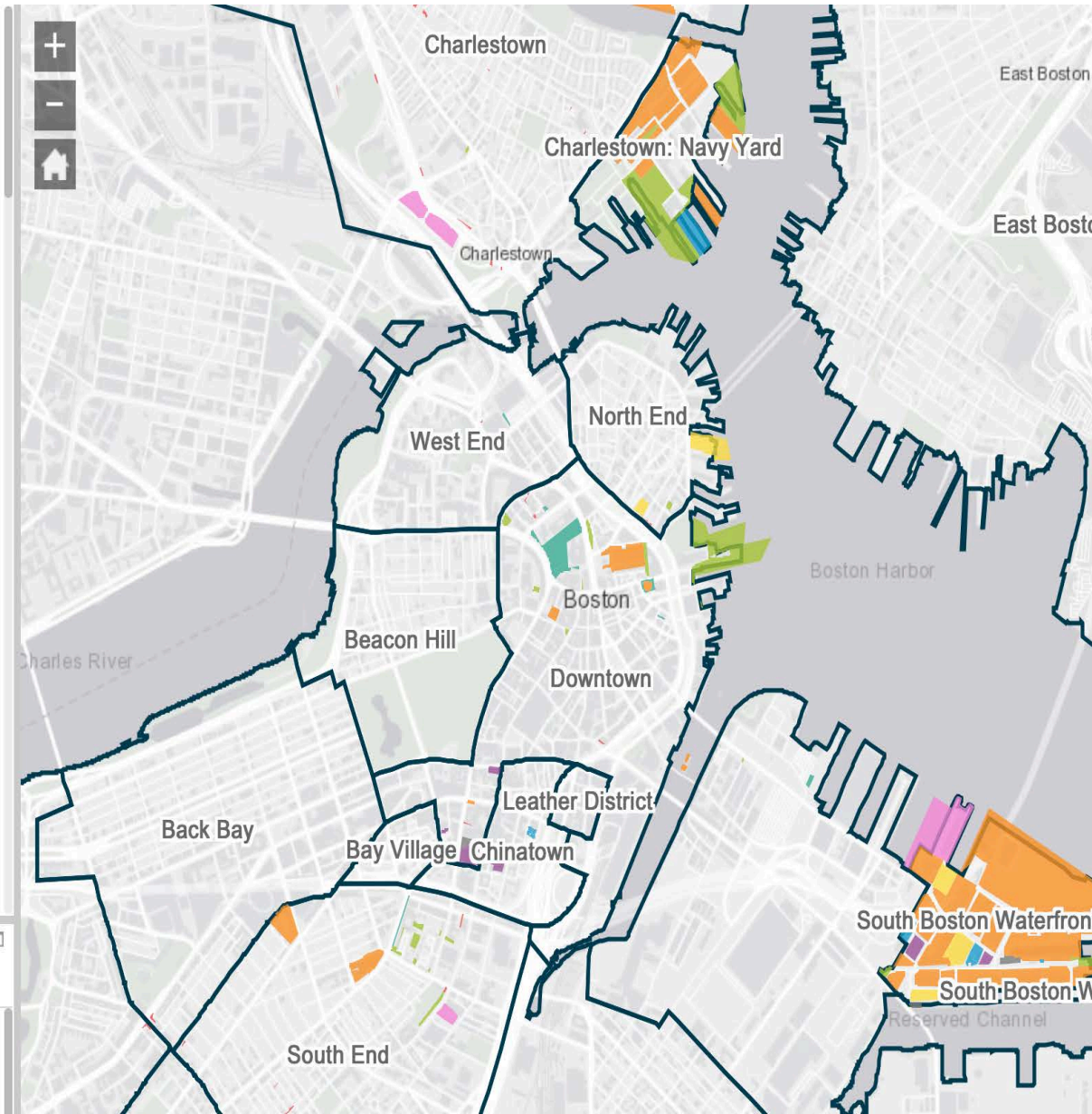
Data keys:

- The fields **Address**, **Zip Code**, **Lot Size SF**, and **Built SF** pull from the [City of Boston Assessing Department](#) database.

Report

Area of Interest

Select draw mode



### BPDA Parcels

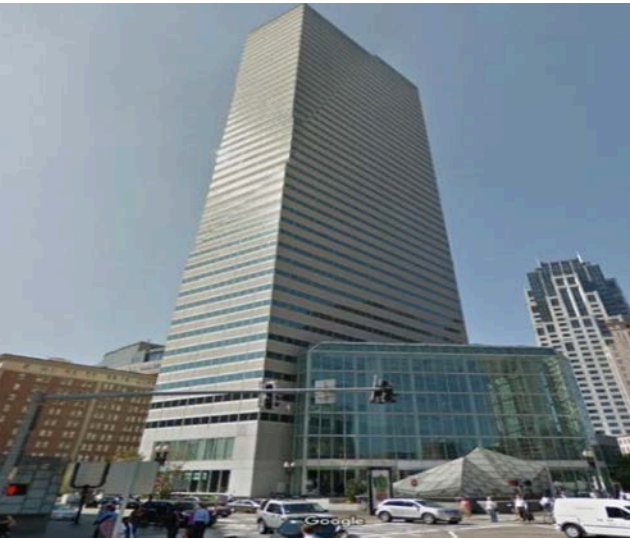
- Developable
- Not developable
- Ground Leased
- Commercial lease/license
- Open Space/Community Garden
- Designated
- Future Planning Needed
- Parking lot/Garage
- Long Term Maintenance Agreement

### BPDA Neighborhoods

Layer List

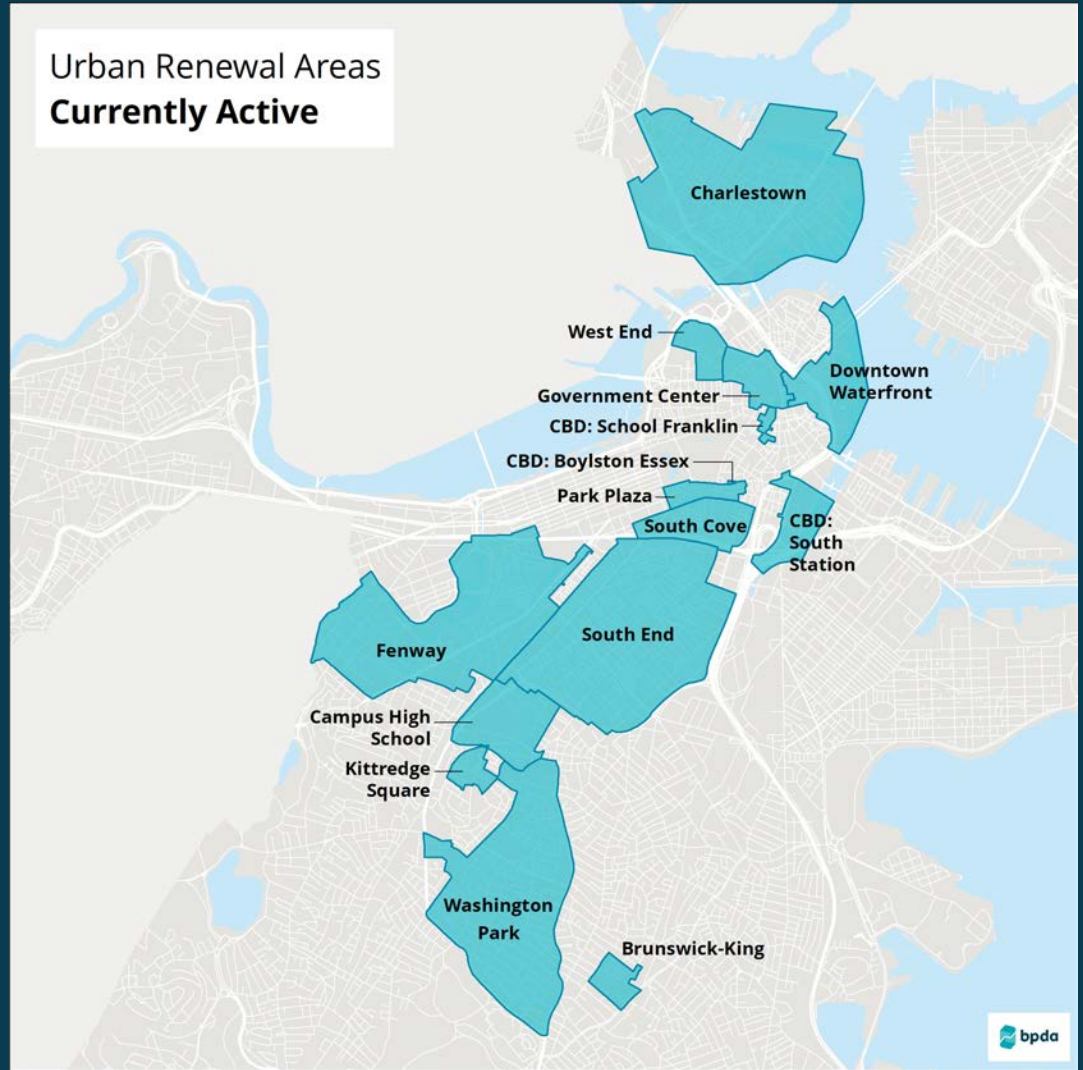
#### Layers

- BPDA Parcels
- Assessing Parcels
- BPDA Neighborhoods
- Zoning Subdistrict
- LDAs



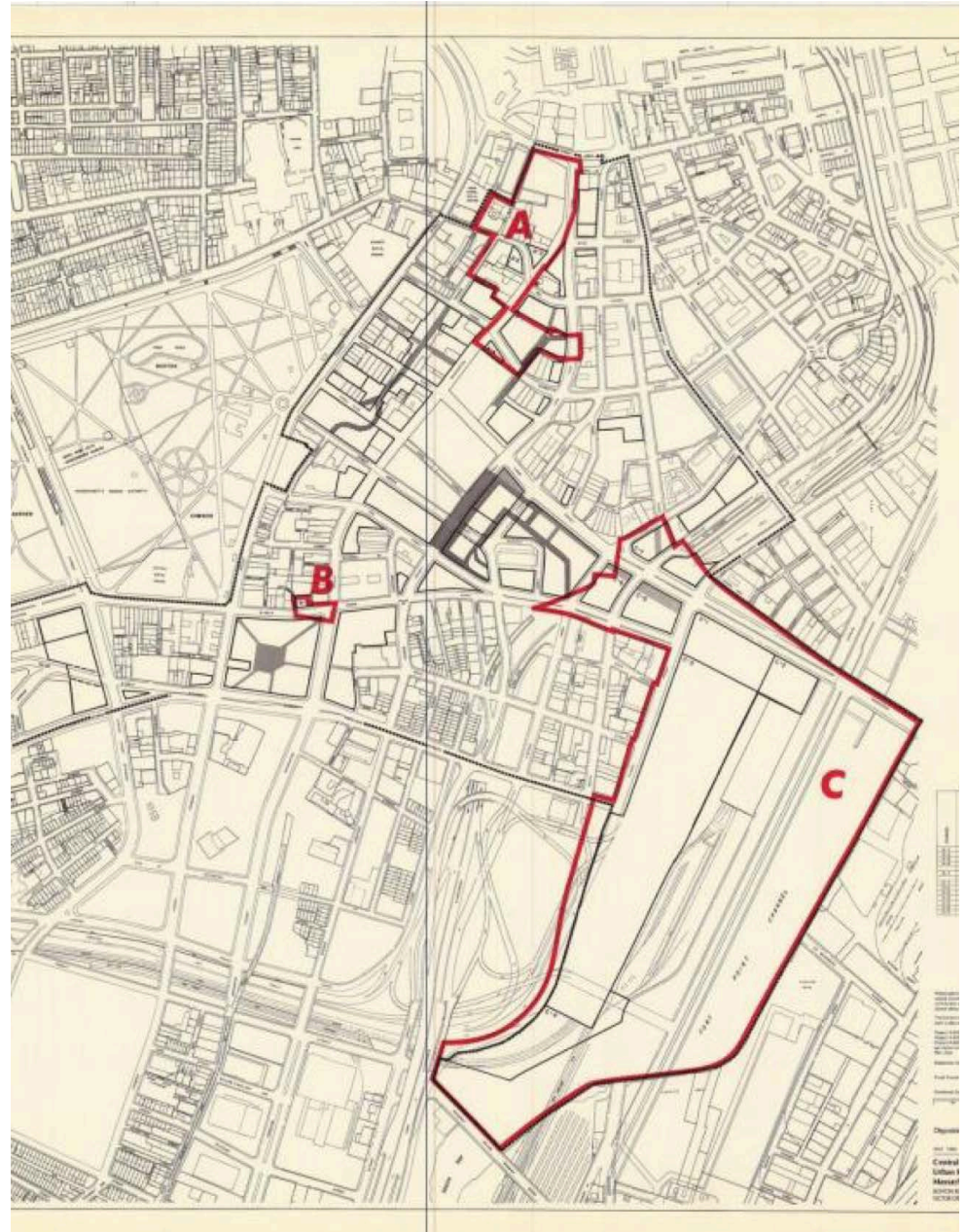
04.

# 2022年提案 中央商务区的扩建/落日



# 中央商务区

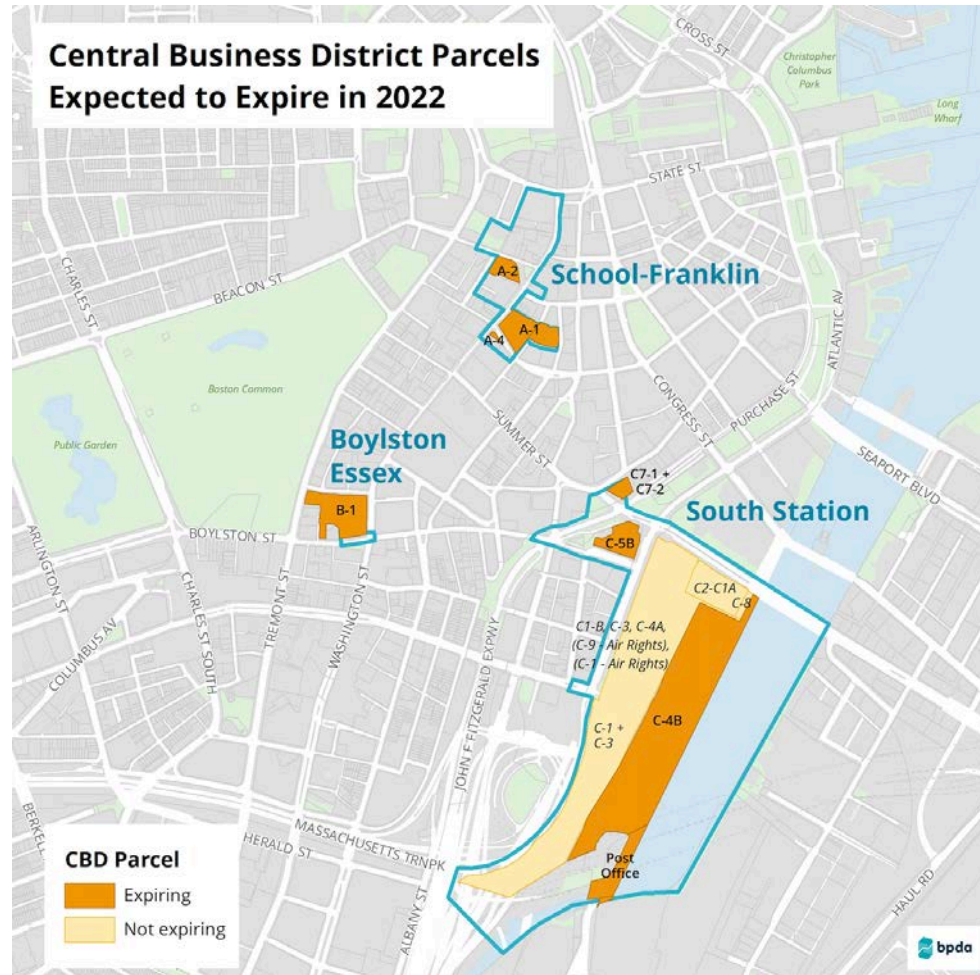
- A) 学校-富兰克林城市更新计划。
- B) Boylston-艾塞克斯市区更新计划。
- C) 南站城市更新计划。





# 过期限制

- LDA将于2022年到期



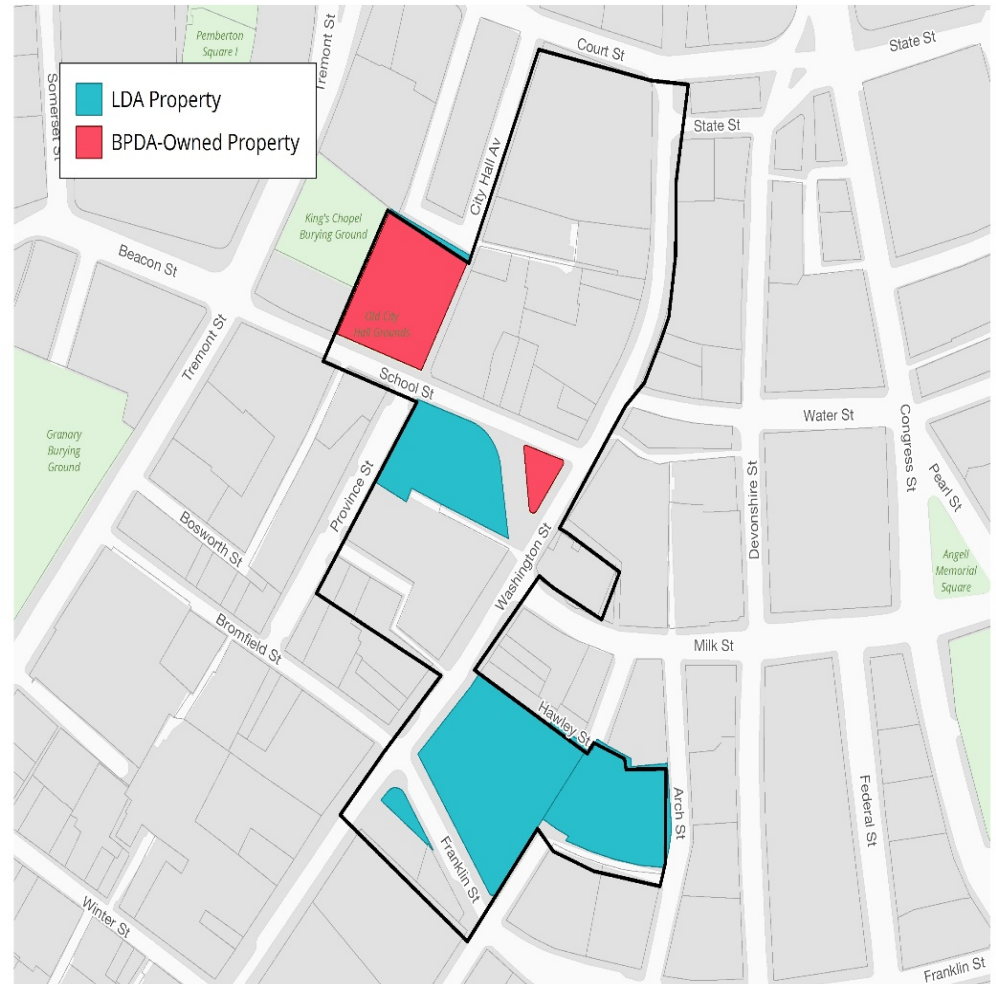
# 推进计划目标

想象波士顿2030  
计划：市区  
多元化，公平与包容  
交通运输  
气候适应力  
Covid 19因素



# School-Franklin 回顾

- 采取的措施
- 拥有的房产
- 监管限制
- 反馈



## 自 2016 年以来采取的措施

### **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



# BPDA 拥有的房产

## **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.

# Boylston-Essex

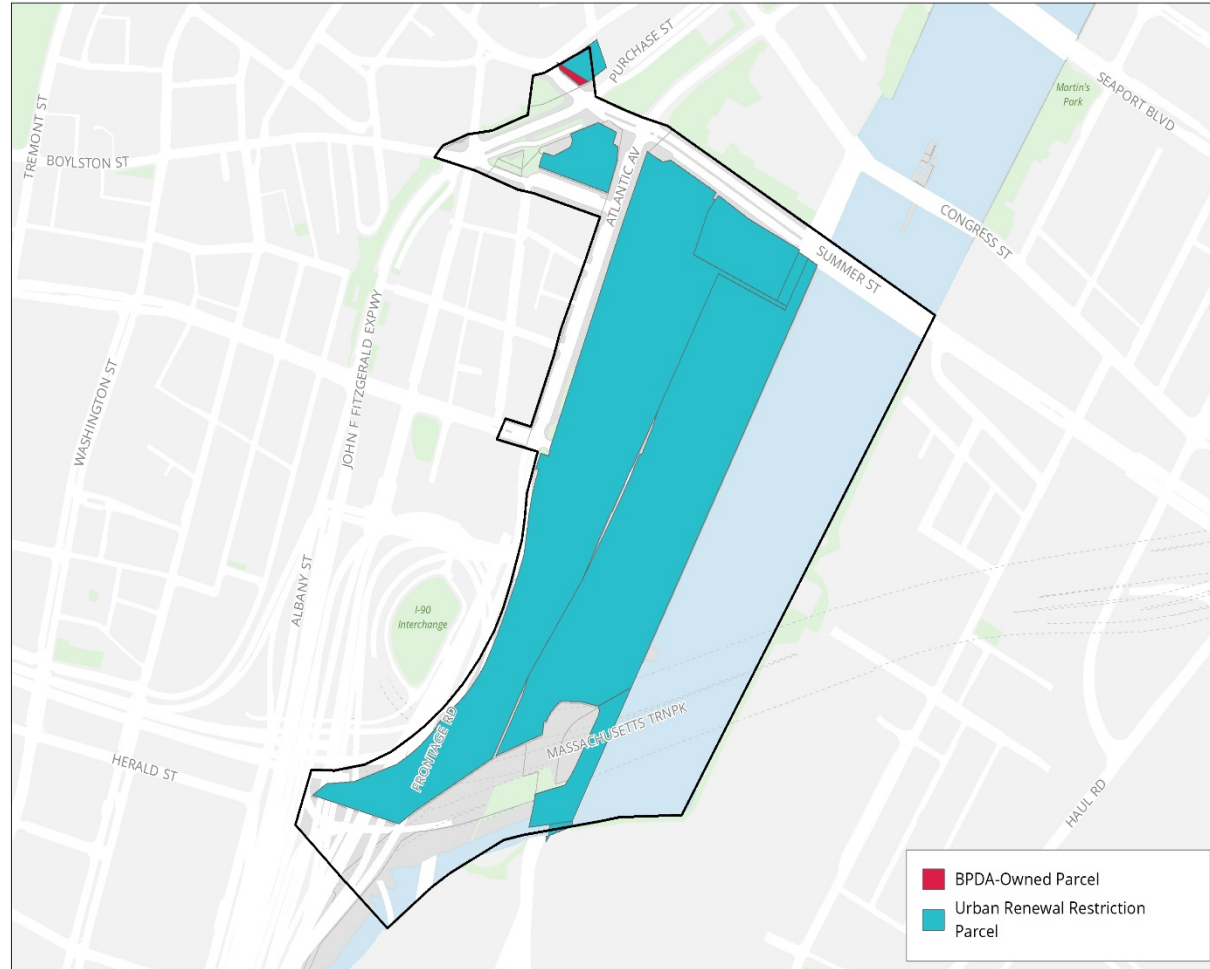
- 采取的措施
- BPDA 拥有的房产
- 监管限制
- 社区反馈



# South Station

- 采取的措施
- BPDA 拥有的房产
- 监管限制
- 社区反馈

CBD: South Station Urban Renewal Area



## 采取的措施

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.



# BPDA 拥有的房产

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.

# 计划完成了吗？

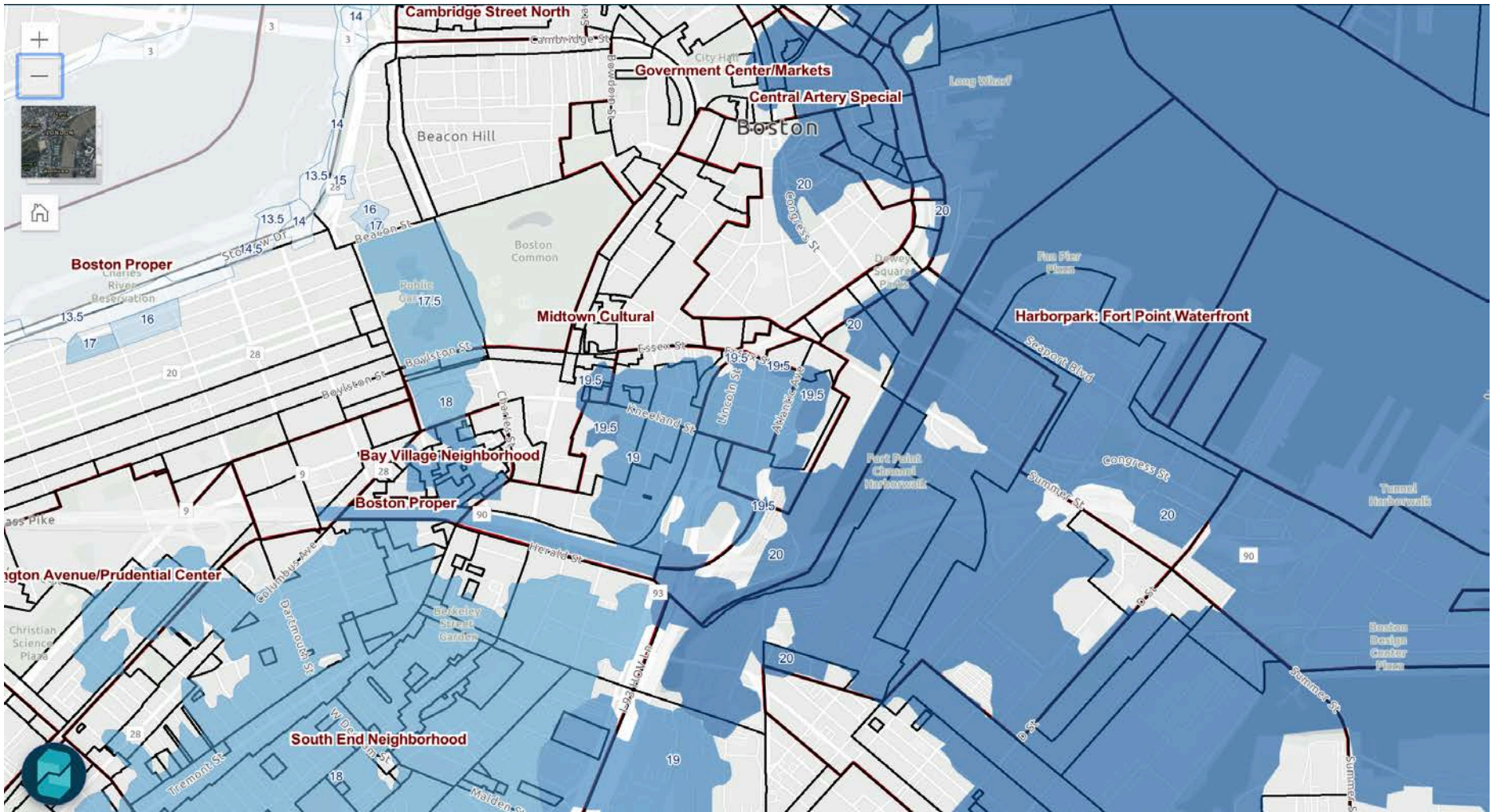


Neighborhood	Address	Land Sq. Feet	Gross Floor Area	BPDA Contact
<b>Downtown</b>	<b><u>700 Atlantic Avenue</u></b>	<b>361,076 sq ft</b>	<b>2,522,000 sq ft</b>	<b><u>Michael Sinatra</u></b>

## Project Description

Air rights project above South Station: 1,203,000 sf office, 321,000 sf residential, 360-room hotel in 3 phases, and 895 parking spaces. The Phase 1 Building will contain a total building area not to exceed 1,032,000 square feet. The building will contain a total building area not to exceed 711,000 square feet to be used for office uses which include approximately 7,000 square feet of retail space, and will contain a total building area not to exceed 321,000 square feet of residential space, which may either be for sale or rental units. The building height of the Phase 1 Building will be up to 640.4 feet in height to the top of the highest occupiable floor. Up to 527 parking spaces may be built during Phase 1; updated transportation studies will determine the final parking count for Phases 2 and 3.

# 气候弹性和环境目标



## 城市更新工具

升高街道，公共道路，广场和财产以限制沿海洪水泛滥。

雨水储存和基础设施等级以下的集成。

加固路基条件以限制风暴潮。

遮阳和防风结构的建筑外观变更。

交通改善



有什么问题吗？



Commonwealth of Massachusetts  
**DEPARTMENT OF HOUSING &  
COMMUNITY DEVELOPMENT**  
Charles D. Baker, Governor ♦ Karyn E. Polito, Lt. Governor ♦ Jennifer D. Maddox, Undersecretary

**URBAN RENEWAL PROJECTS**

1. Arlington – Symmes Arlington Conservation and Improvement Project, 2002
2. Attleboro – Downtown Urban Renewal and Revitalization Plan, 2007
3. Attleboro – Industrial/Business Park Urban Revitalization and Development Plan, 2003
4. Boston – 16 urban renewal plans (most amended to extend expiration date to 2022)
5. Brockton – Downtown Brockton Urban Revitalization Plan, 2016
6. Cambridge – Kendall Square Urban Renewal Plan, 1965
7. Carver – North Carver Urban Renewal Plan, 2017
8. Chelsea – Everett Avenue Urban Revitalization Plan, 1998
9. Everett – Everett Square Urban Revitalization Plan, 2019
10. Everett – Lower Broadway District Urban Renewal Plan, 2015
11. Fall River – Downtown Urban Renewal Plan, 2019
12. Fall River – Waterfront Urban Renewal Plan, 2019
13. Fall River – Kerr Mill Revitalization and Development Plan, 2000
14. Fall River – Municipal Airport Urban Renewal Plan (aka Commerce Park), 1997
15. Fitchburg – Downtown Revitalization and Development Plan, 2001
16. Gardner – Mill Street Corridor Urban Renewal Plan, 2013
17. Gardner – Urban Renewal Plan (Downtown), 2011
18. Greenfield – Bank Row Urban Renewal Plan, 2007
19. Holyoke – Connect. Construct. Create. A Plan for the Revitalization of Center City Holyoke, 2013
20. Lawrence – Lawrence TBD Urban Renewal Plan, 2017
21. Lowell – Ayer’s City Industrial Park Urban Revitalization and Development Project, 2014
22. Lowell – Jackson-Appleton-Middlesex (JAM) Revitalization and Development Project, 2000
23. Lowell – Acre Urban Revitalization and Development Project, 2000
24. Medway – Oak Grove Area Urban Renewal Plan, 2017
25. North Adams – Western Gateway Urban Heritage State Park Urban Renewal Plan, 1981
26. Quincy – Quincy Center District Urban Revitalization and Development Plan, 2007
27. Salem – Heritage Plaza East Urban Renewal Project, 1965/Salem Downtown Renewal Plan, Major Plan Change in 2012
28. Somerville – Union Square Revitalization Plan, 2013
29. Somerville – Assembly Square Revitalization and Development Project, 1980/Assembly Square Revitalization Plan, 2002 Major Plan Change
30. South Hadley – South Hadley Falls Urban Redevelopment and Renewal Plan, 2020
31. Southbridge – Downtown Southbridge Urban Revitalization Project, 2012
32. Springfield – 16 Urban Renewal Plan areas (various expiration dates)
33. Westfield – Elm Street Urban Renewal Plan, 2013
34. Worcester – Downtown Urban Revitalization Plan, 2016
35. Worcester – Union Station Urban Revitalization Plan, 1996

# 2021 年城市改造

