



# Urban Renewal: Central Business District

May 17, 2021





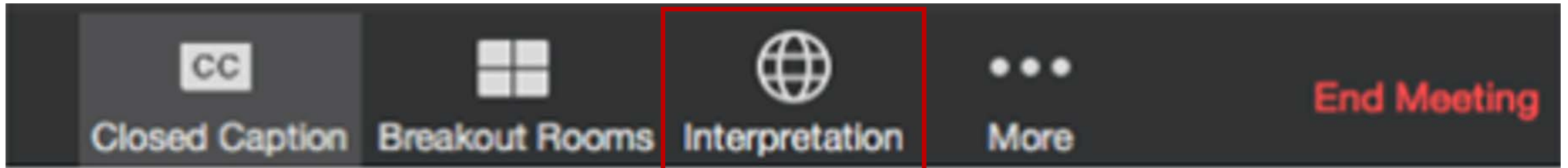
# Language Interpretation Services

**Simultaneous Spanish, Cantonese and Mandarin interpretation service is being provided for this meeting.**

To switch to the Spanish, Cantonese and Mandarin audio channel, please select "interpretation" located at the bottom of your screen.

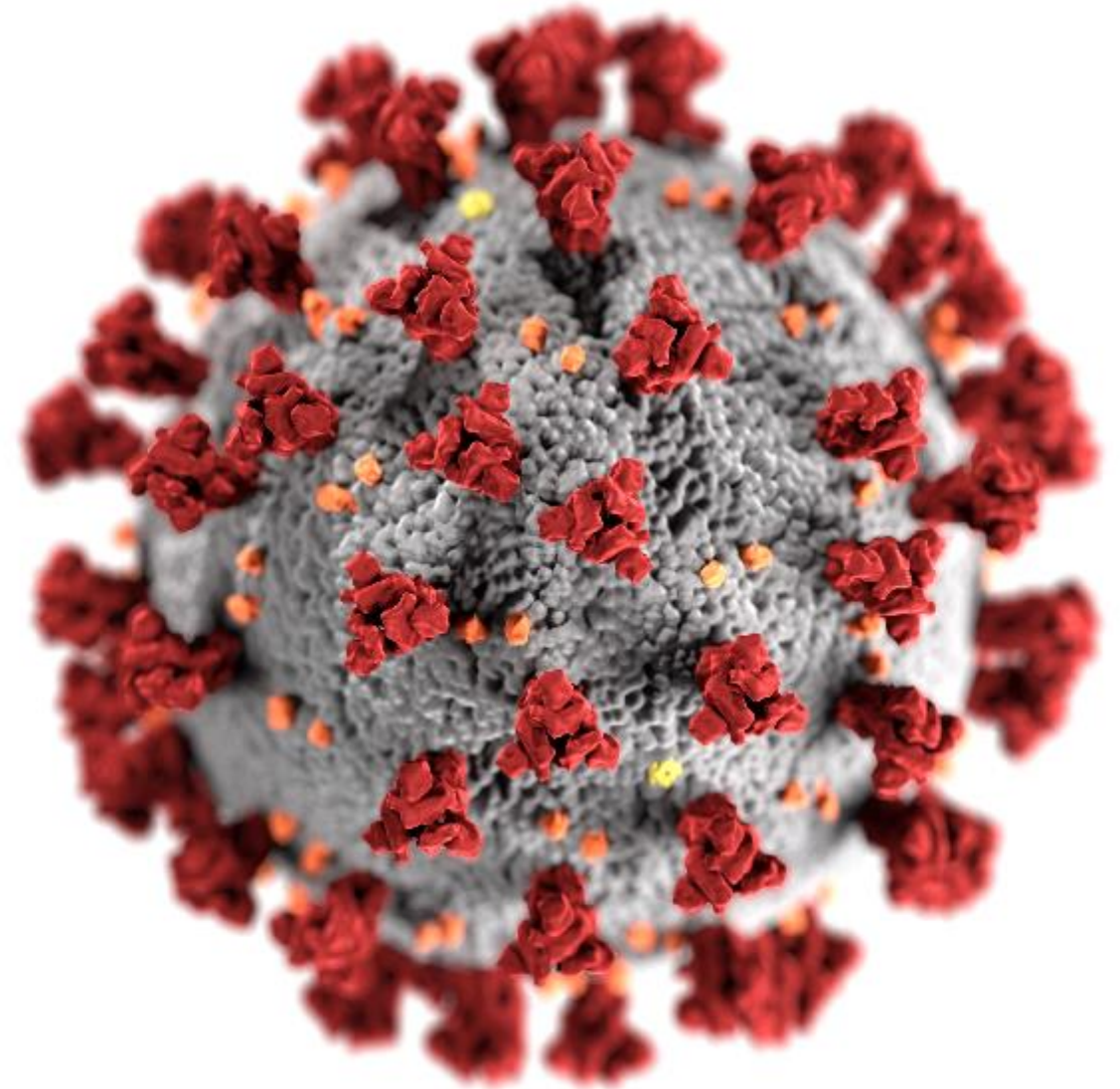
For the Mandarin audio channel, please select "Chinese".

For the Cantonese audio channel, please select "German".



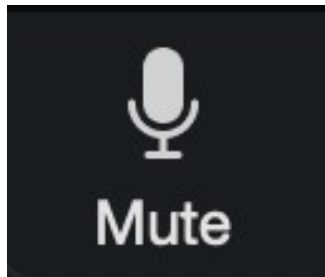
# BPDA's Covid-19 Response

- The BPDA paused the public review process for all development projects and planning initiatives in March as a result of the Covid-19 public health crisis.
- The BPDA resumed public meetings virtually for Article 80 development projects on a pilot-basis at the end of June, using the Zoom platform.
- For more information on the BPDA's Covid-19 Response, please visit the following link:  
<https://bit.ly/BPDACovid-19>



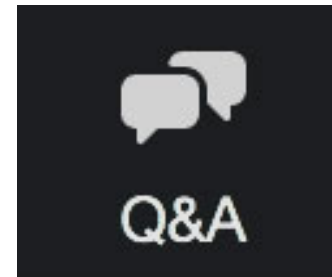
# Zoom Tips

Here are some tips on using Zoom for first-time users. **Your controls should be available at the bottom of the screen.** Clicking on these symbols activates different features:



## Mute/unmute

you will remain muted until a host gives you access  
*If you dialed in from your phone, dial \*6 to mute/unmute yourself*



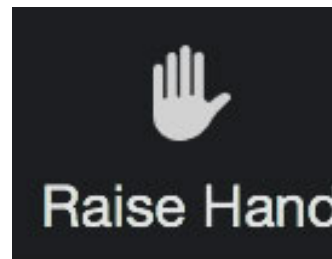
## Q & A

may be used to provide written questions and comments during the presentation and question and answer session



## Turn video on/off

your video will remain off until a host gives you access



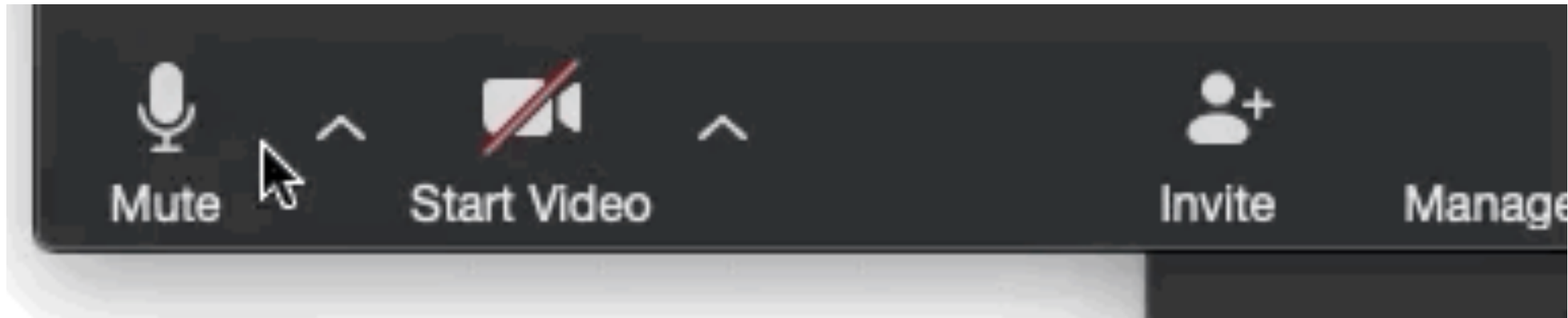
## Raise Hand

ask for audio/video permission at the end of presentation  
*If you dialed in from your phone, dial \*9 to raise your hand*



# Meeting Recording

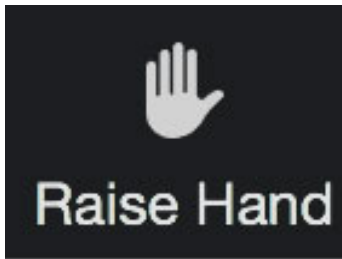
The BPDA will be recording this meeting and posting it on BPDA's webpage for those who are unable to attend the Zoom meeting live. Please note, it is possible that participants may be recording the meeting with their phone cameras or other devices. If you do not wish to be recorded during the meeting, please ensure that your microphone and camera are off.



# Meeting Format

During the BPDA's presentation, all microphones will be muted.

After the presentation is over, please raise your hand and we will take your questions orally in the order that hands were raised.



## **Raise Hand**

ask for audio/video permission at the end of presentation

*If you dialed in from your phone, dial \*9 to raise your hand*



# Virtual Meeting Etiquette

- Please be respectful of one another.
- Participants will be muted during the presentation to avoid background noise.
- We ask that participants limit their questions and comments to two minutes so that all may participate in the discussion.
- During Q & A session, please wait until all attendees have had the opportunity to ask a question before asking a second question/comment.

[Powerpoint](#)

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

# Panelists

- **Chris Breen**  
Urban Renewal Manager
- **Mary Knasas**  
Downtown Planner
- **Kelly Sherman**  
BPDA Planner
- **Chris Busch**  
Senior Waterfront Planner
- **James Fitzgerald**  
Senior Transportation Planner





# Urban Renewal Area Agenda

1. Introduction
2. Review: Community Process
3. Urban Renewal Basics
4. Extension/Sunset of the Central Business District
5. Question and Answer



01

# Introduction



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# Who am I?

**Christopher Breen**, *Urban Renewal Manager*

Under direction of the Deputy Chief of Staff, Christopher manages projects and coordinate with interdepartmental staff on research and accountability measure related to Urban Renewal, including the oversight of Land Disposition Agreements (LDA's), the disposition of BRA-owned land, and other matters involving BRA assets. Christopher also works on special projects, as assigned.

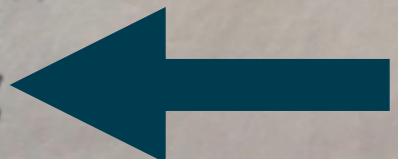


# My Background



PRECINCT I FAMILIES TO BE ACQUIRED

<u>Address</u>	<u># Families in Structure</u>
14-14A Chelsea St. Albert M. Benedict (so) 14 Chelsea St., Chas. Mr. Michael Condor (t) 54 Mr. Julius Damico (t) 46	2
18 Chelsea St. Mr. Samuel Burstein (so) 20 Main St., Malden Mr. John Murphy, Jr. (t) 67	2
20-20A Chelsea St. Rosa Ispicca (so) <del>Mr. Walter Andrews (t) 56</del>	1
67 Chelsea St. 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
5 HOMESTEAD PLACE Mr. Frank Zintz (so) 159 Coolidge St., Brookline <del>Mrs. Ruth Glonis (t)</del> Mr. Archie L. Moors (t) 47 Mr. Joseph Solnick (t) 56	3
7 Homestead Place Mr. Frank Zintz (so) Mrs. Ruth Beaton (t) 45 <del>Mr. Douglas Hanson (t) 29</del> <del>Mr. Edward J. Mac Kenzie (t) 23</del>	4





# My Background





# My Background

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





# How Urban Renewal Affected My Life





# *Why Are We Here?*



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# Urban Renewal Extension Process



## 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

# Urban Renewal Community Engagement - Group 1

North Station

Park Plaza

Kittredge  
Square

Brunswick-King

CBD School  
Franklin

CBD Boylston  
Essex

# Urban Renewal Community Engagement - Group 2

Government  
Center

Campus High  
School

South Station

South Cove

Fenway

Downtown  
Waterfront  
Faneuil Hall



# Urban Renewal Community Engagement - Group 3

Charlestown

South End

Washington  
Park

West End

# Civic Engagement Goals

- Touch on the historical rationale for Urban Renewal.
- Explain the importance of Urban Renewal Tools to the Agency.
- Show the land use protections in the Urban Renewal Plan and Land Disposition and Regulatory Agreements. (Public Interest)
- Talk about boundary changes, modification to goals and extension/sunseting conversation.



02

# Review: Community Process

*"Who, what, when, where, why?"*



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# Nationally – US Cities

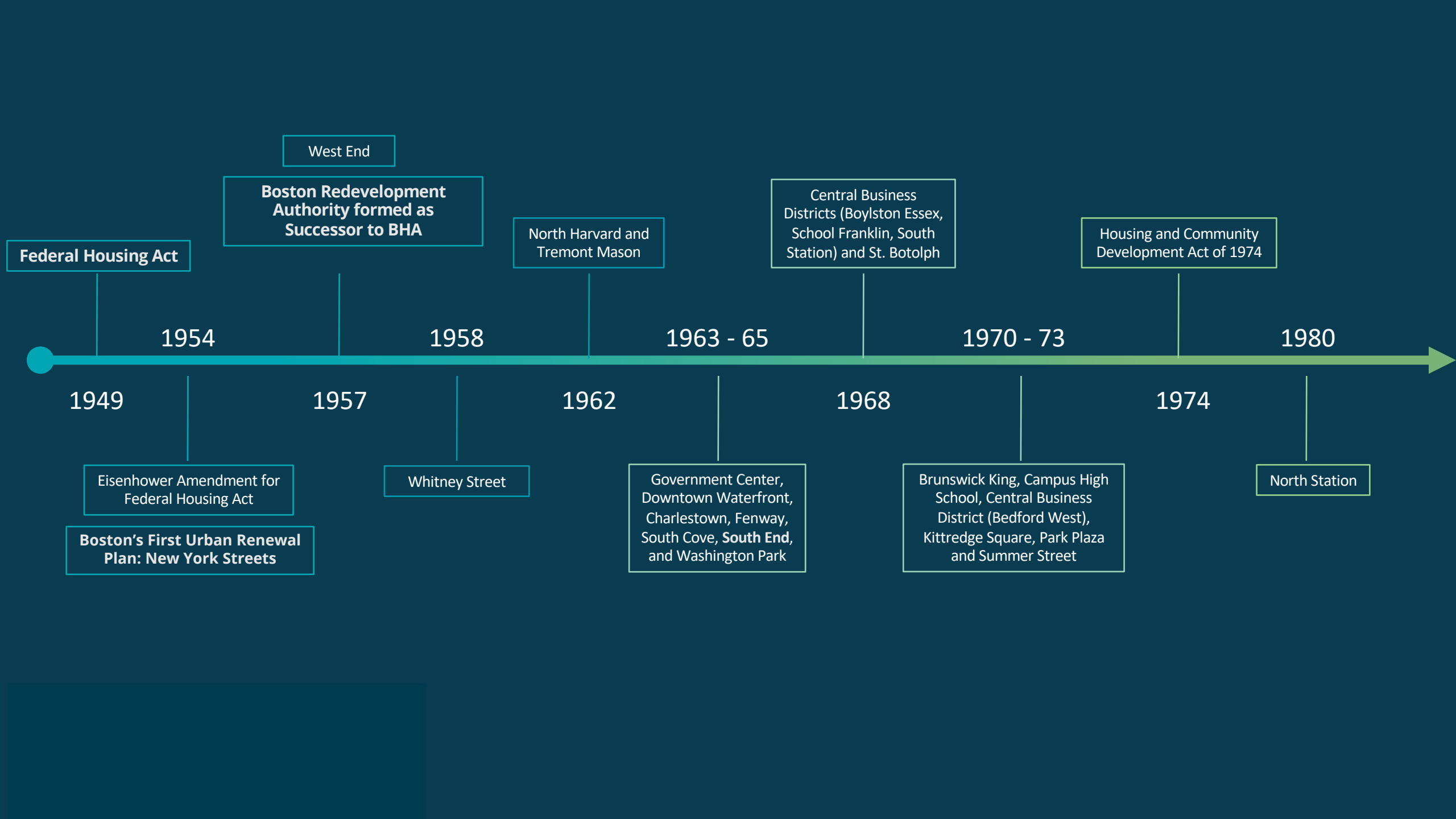
- Housing Act of 1937 - (i.e. Housing Authorities – eminent domain)
- In post-World War America, Immigrants arrive from a destabilized Europe in great numbers as industrialization slows. African Americans continue to move North to escape Jim Crow Era Policy.
- US Financial Institutions are engaging in 'Redlining' practices creating a lack of home ownership and investment in many urban communities.
- By 1949, cities begin bleeding white middle-class residents into the suburbs 'white-flight'. (GI Bill)
- Rise of the automobile and growth of US highway system sends investments into the suburbs



# Locally - Boston

- Mayor Curley lowers taxes in neighborhoods and increases the tax rate downtown for businesses (to the highest rate amongst major cities).
- No money for city services in the neighborhoods and no jobs downtown (Red-light District).
- Moody's downgraded Boston's bond rating from A to Baa which is near Junk Level and on the brink of bankruptcy in 1949.





Federal Housing Act

1954

West End

**Boston Redevelopment Authority formed as Successor to BHA**

1958

Whitney Street

North Harvard and Tremont Mason

1962

1963 - 65

Government Center, Downtown Waterfront, Charlestown, Fenway, South Cove, **South End**, and Washington Park

1968

Central Business Districts (Boylston Essex, School Franklin, South Station) and St. Botolph

1970 - 73

Brunswick King, Campus High School, Central Business District (Bedford West), Kittredge Square, Park Plaza and Summer Street

1974

Housing and Community Development Act of 1974

North Station

1980

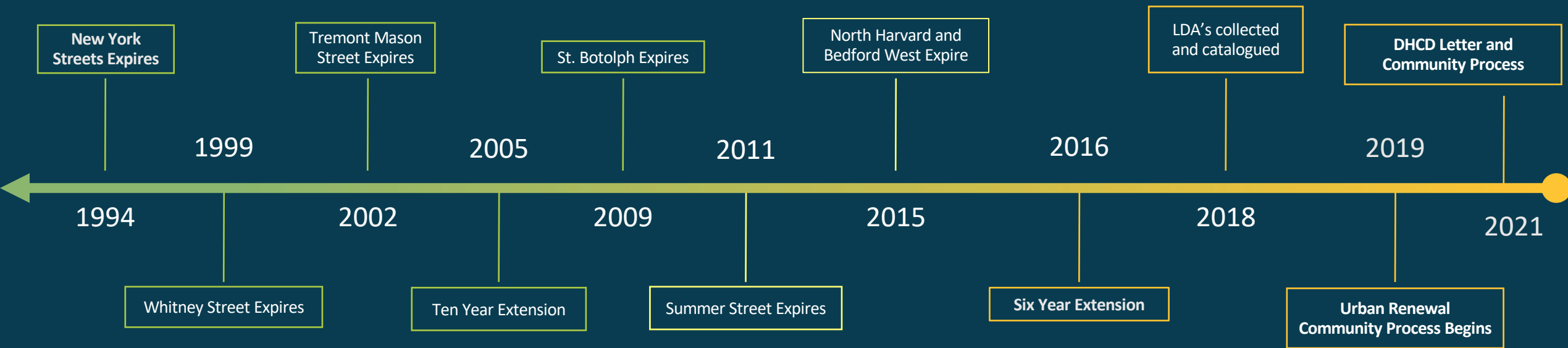
1949

1957

Eisenhower Amendment for Federal Housing Act

**Boston's First Urban Renewal Plan: New York Streets**





# 1949

## American Housing Act:

## Origin of Urban Renewal



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- The Federal Government began to invest great sums of money to redevelop cities that were rapidly declining after World War II. (UR)
- Early Urban Renewal efforts attempted to tackle widespread blight by often using tools to assemble land for infrastructure and public facilities *to attract jobs and upper middle-class residents back to cities.*



**“Five million people  
are still living in  
slums and  
firetraps. Three  
million families  
share their home  
with others”**

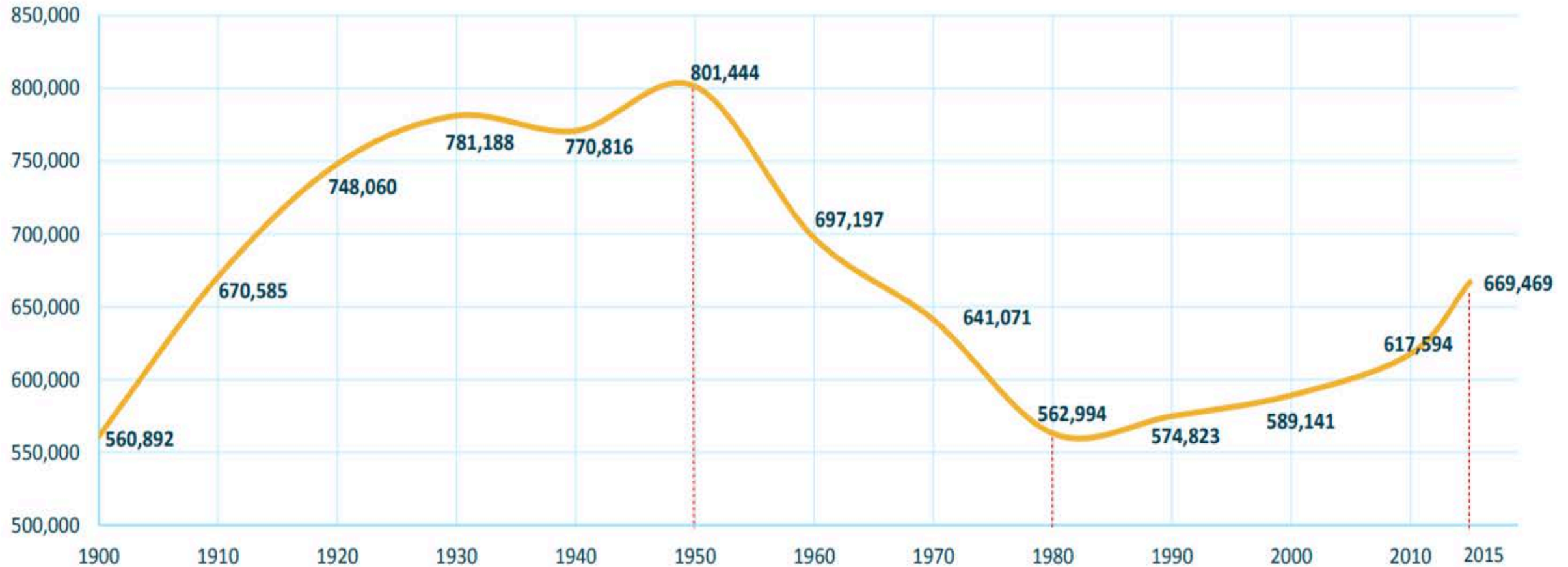
*– President Truman*

# 1950's - Boston

- From 1950-60 Boston lost 13% of its population (over 100k in 10 years and 250k in 30 years.)
- Loss of 48k jobs in manufacturing & 14k downtown finance jobs. Contributing to an 8% drop in city-wide employment.
- Greater Boston jobs increased by 22%.
- Boston has the lowest median family income of the nation's largest cities.



# Boston's Population (1900 - 2015)



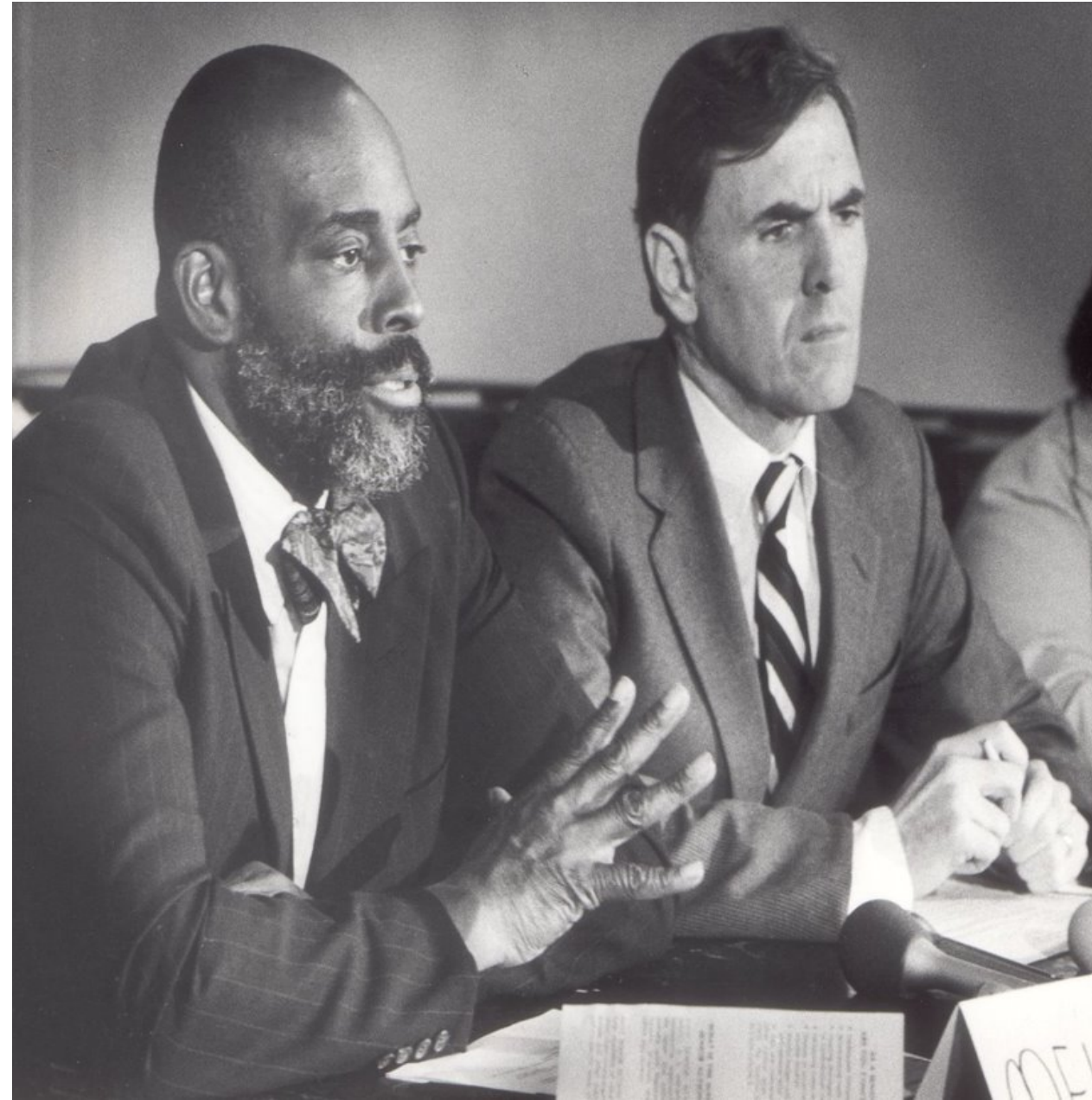


- New York Streets (BHA)
- West End
- Whitney Streets
- North Harvard



# What was Learned?

- Emotional toll of displacement.
- Lack of voice for community (BRA takes over community process late in the game).
- The over emphasis on 1950's style high rises for the upper middle class and attracting of commercial/industrial uses back to the city.
- Failed promises for affordable housing and relocation.



# 1960s Ed Logue

## Planning with People





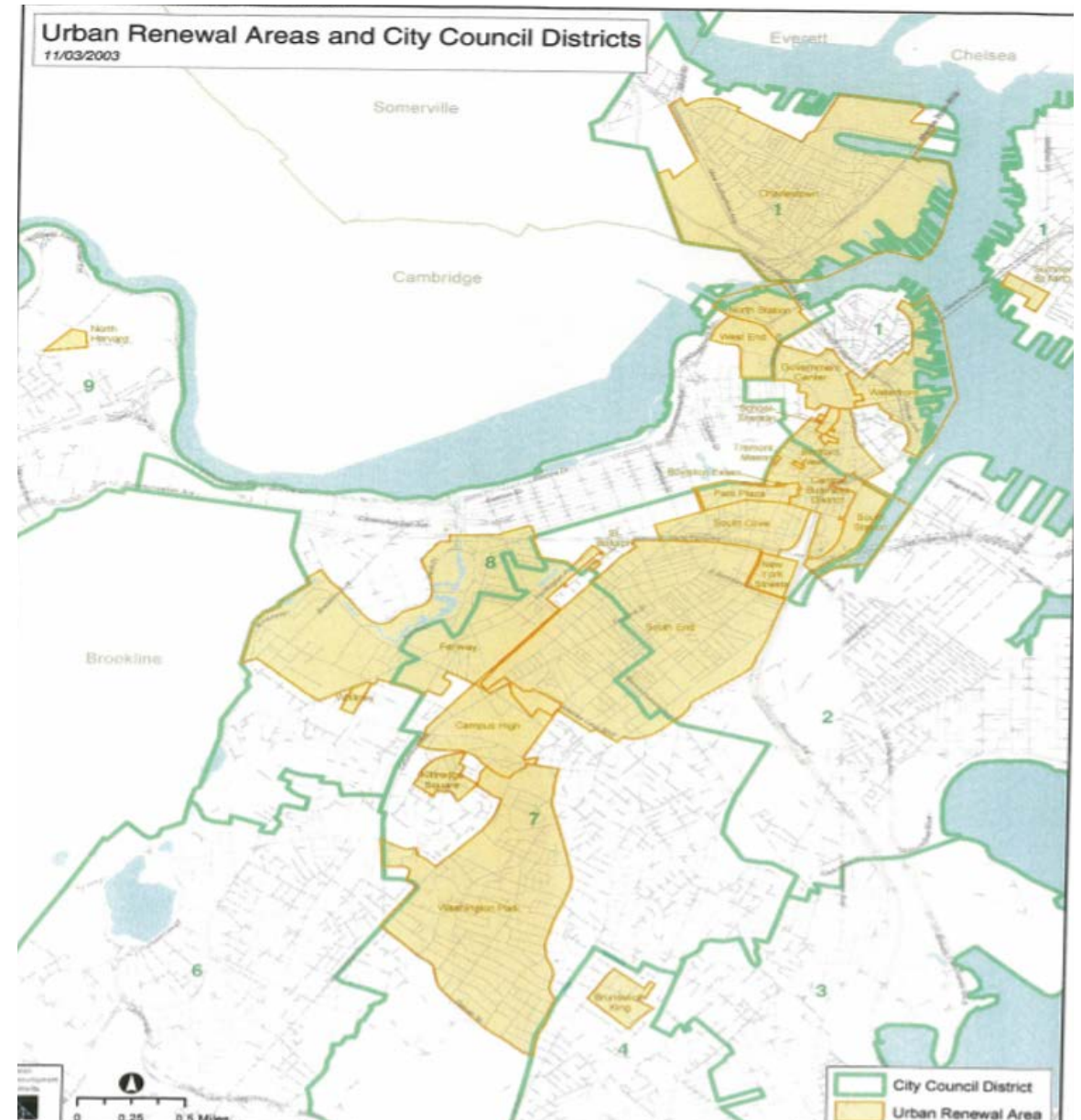
# Ed Logue

- Learned over time the importance on creating a city fabric that mixed the historic with modern.
- Sought to create cities that were more just & equitable by improving the quality of housing & learning over time how to minimize displacement.
- Believed that the public sector had to shoulder the responsibility of social problems and it was not realistic or appropriate to rely on the private sector for affordable housing.



# 1970 - Present

## 23 Urban Renewal Plans Exist in Boston



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03

# Urban Renewal Basics



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# What is an Urban Renewal Plan?

- Goals and Objectives in each area. Revitalize Downtown, increase jobs, provide traffic flow improvements.
- Land Use Restrictions, Height, FAR, Dimensions, Setbacks, Parking, Open Space, Density in addition to the Zoning Code compliance.

TABLE OF LAND USE AND BUILDING REQUIREMENTS

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



# What is a Land Disposition Agreement?

A Land Disposition Agreement is a contract between buyer and seller regarding use of land.

**Example:** (Right) This Land Disposition Agreement allowed the preservation of a nursing home use in the North End.



**NORTH END WATERFRONT**  
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  6

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.

# Urban Renewal Tools



Urban renewal tools and the areas in which they are used must be periodically renewed. In Boston, both the Boston City Council and Massachusetts' Department of Housing and Community Development must renew them:

- Last renewed in August 2016
- Up for renewal in April 2022

## 1. Site Assembly

The agreed upon taking of property to accomplish certain public and private development projects.

Property is no longer taken without the agreement of the property owner.

## 2. Title Clearance

The taking of property to clear title. Important for financing of projects.

## 3. Vertical Discontinuances

Takings of a city's air rights over public ways to maintain and encourage diversity of building type and design in the city.

## Zoning Controls

### 1. Land Use Controls

Use, FAR, parking and design restrictions specific to each Urban Renewal Disposition Parcel.

### 2. Urban Renewal Overlay Districts (U Districts)

Special Zoning areas within Urban Renewal Areas.

### Housing Affordability Restrictions

Affordability restrictions can be imposed on properties located within urban renewal areas.

# Urban Renewal Benefits

## 1. Unique Real Estate Acquisition Options/Disposition Options

The City of Boston is limited by City Charter to only acquire property for municipal purpose.

## 2. Ability to Negotiate Directly with Tenants (30B Exemption)

The BPDA can negotiate directly with tenants which allows for a large portfolio of ground leases and direct commercial leases to help achieve greater public good.

## 3. Enforcement and Re-Negotiation of Land Disposition Agreements

LDA restrictions ensure public policy outcomes specific to a property. UR allows us to renegotiate leverage those restrictions as public policy objectives change.

## 5. Bonding Authority

The ability to issue Bonds to acquire and create income restricted housing.

## 6. Preservation of Uses and Affordable Housing

Urban Renewal Regulatory Agreements can help protect specific uses such as Arts and Culture. Allows us a seat at the table when affordability restrictions expire.

## 7. Design Guidelines

Urban Renewal restrictions can preserve structures and or encourage a diversity of building types.

## 8. Economic Development

Ability to acquire a property interest in the context of assisting with Pilot Agreements and or other tax incentive programs.



Urban renewal tools and the areas in which they are used must be periodically renewed. In Boston, both the Boston City Council and Massachusetts' Department of Housing and Community Development must renew them:

- Last renewed in August 2016
- Up for renewal in April 2022



# Urban Renewal Action Plan



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

MAR 23 2016  
BRA

- 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) continuing 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. Kneading 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, Frommy, Zakris).  
Approved by the Mayor March 28, 2016.

Attest:

Margaret Tierney  
City Clerk

# Urban Renewal on the Zoning Viewer

**Other Layers**

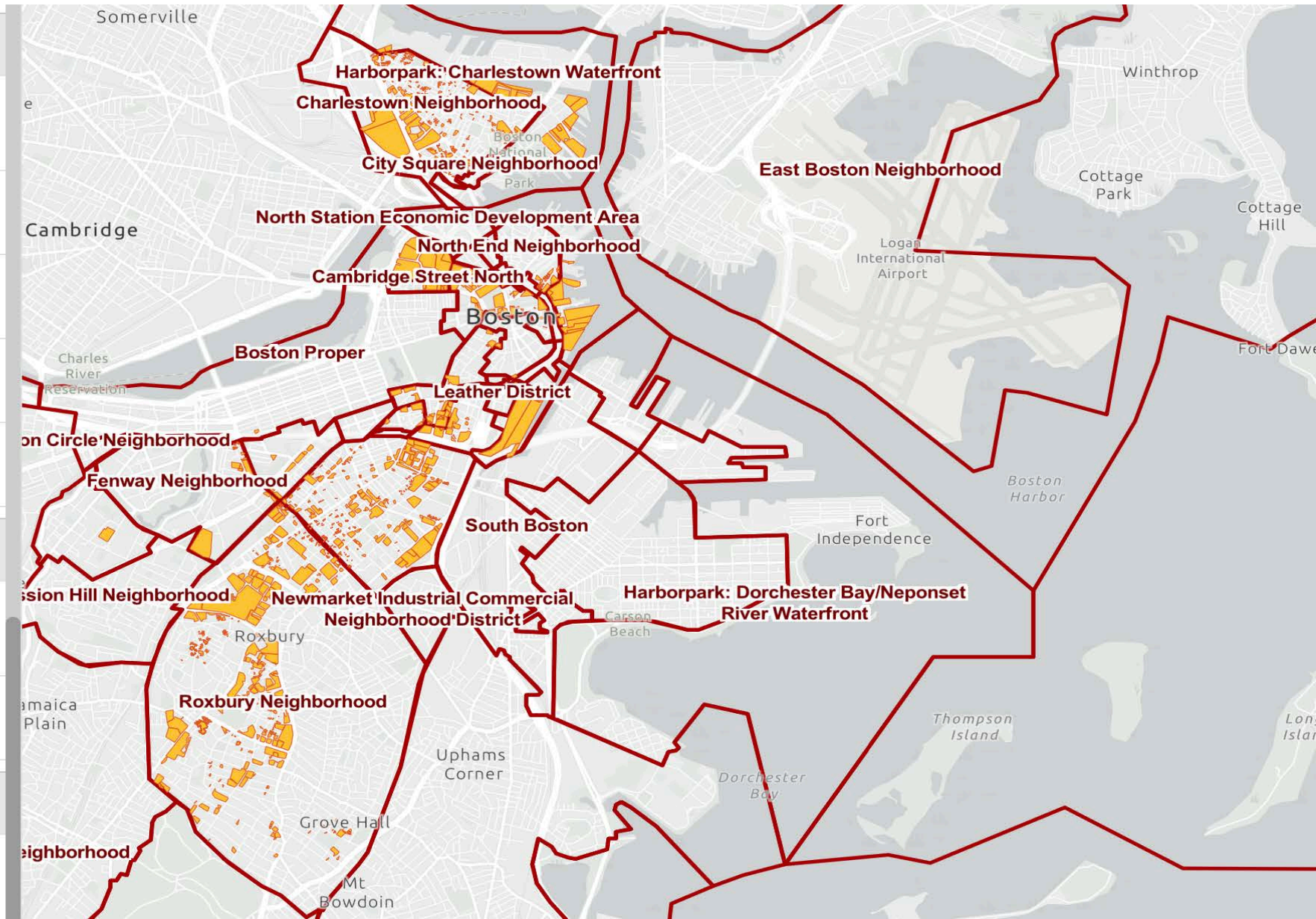
- Historic District
- Landmark District
- Parking Freeze Zone
- FEMA Flood Hazard 2016
- Boston MHC Historic Inventory Areas

**Land Disposition Agreements (LDAs)**

- Urban Renewal LDAs
- Urban Renewal Areas

**Climate Resiliency**

- Sea Level Rise - Base Flood Elevation





# BPDA Owned Property



## 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.

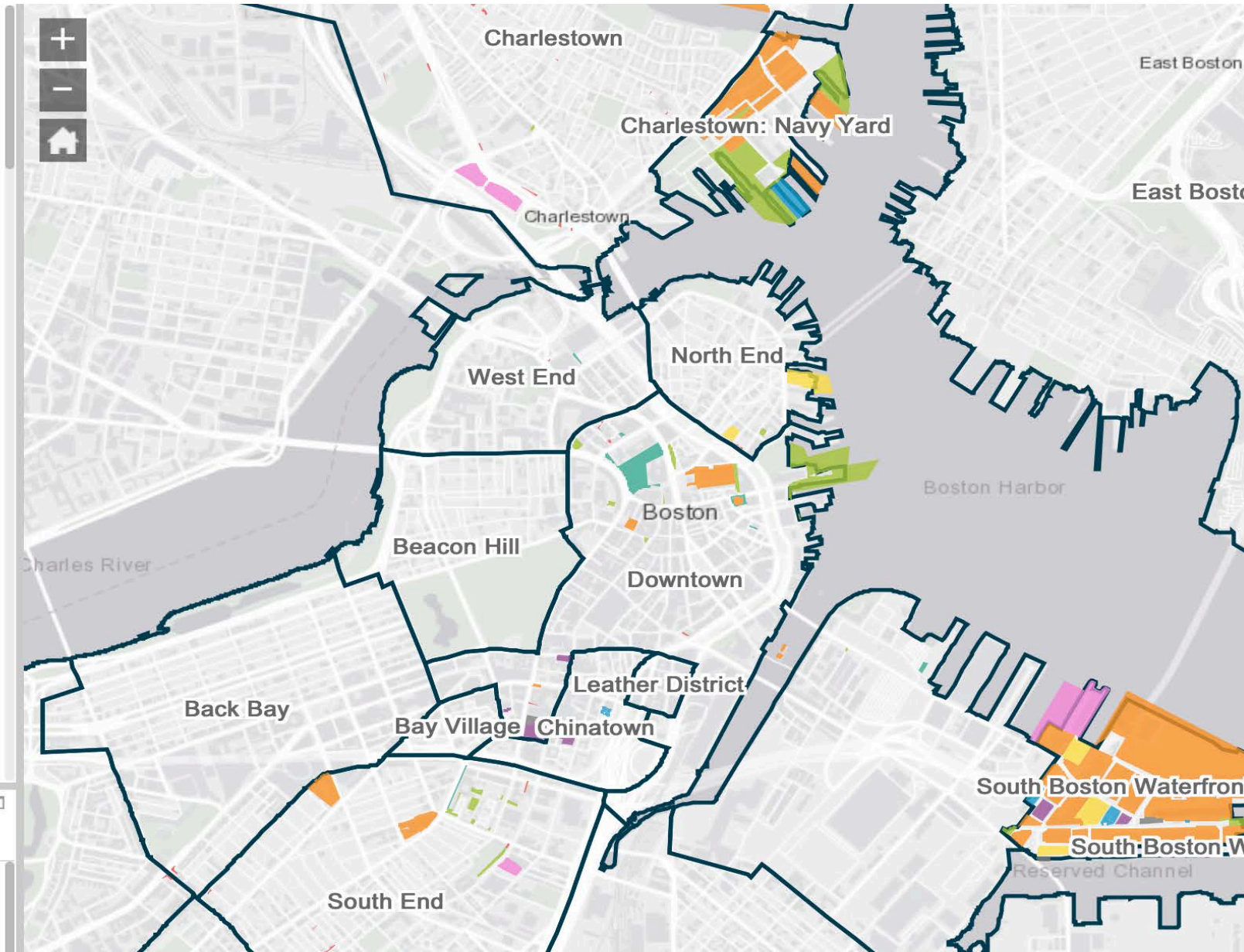
Data keys:

- 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

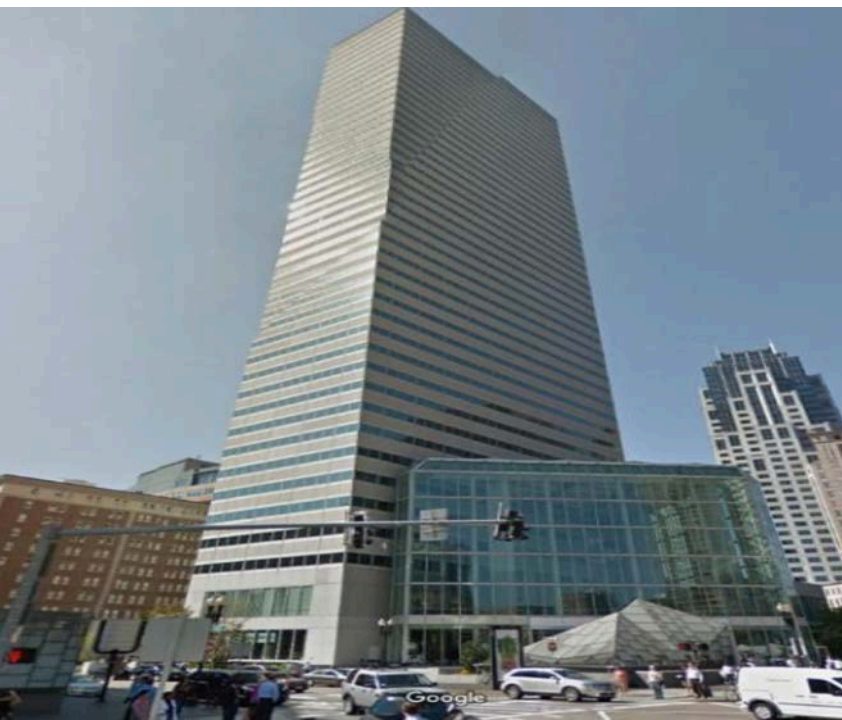
### BPDA Neighborhoods

Layer List

#### Layers

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

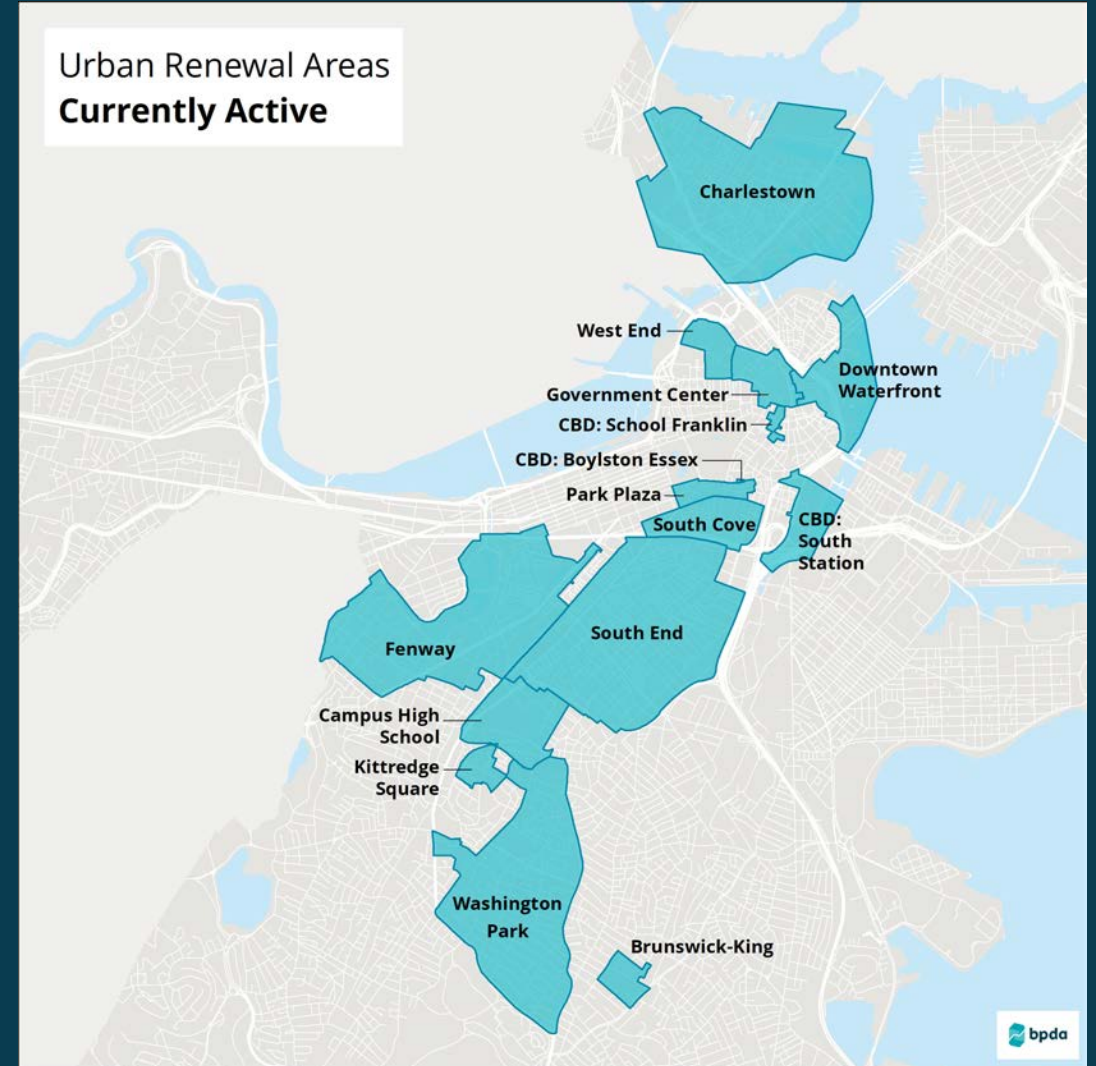






# 04

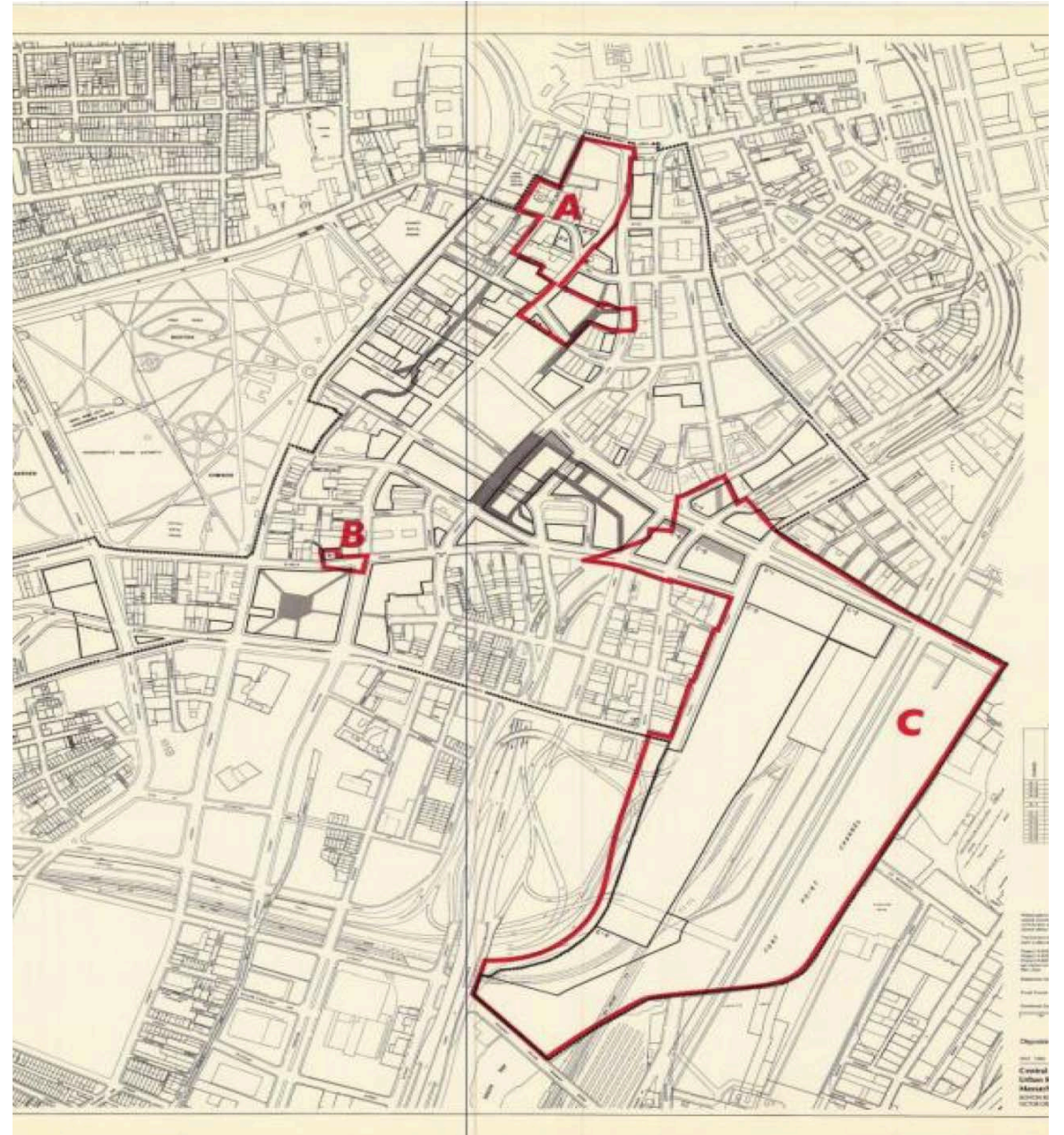
## 2022 Proposals Extension/Sunset of the Central Business District





# Central Business District

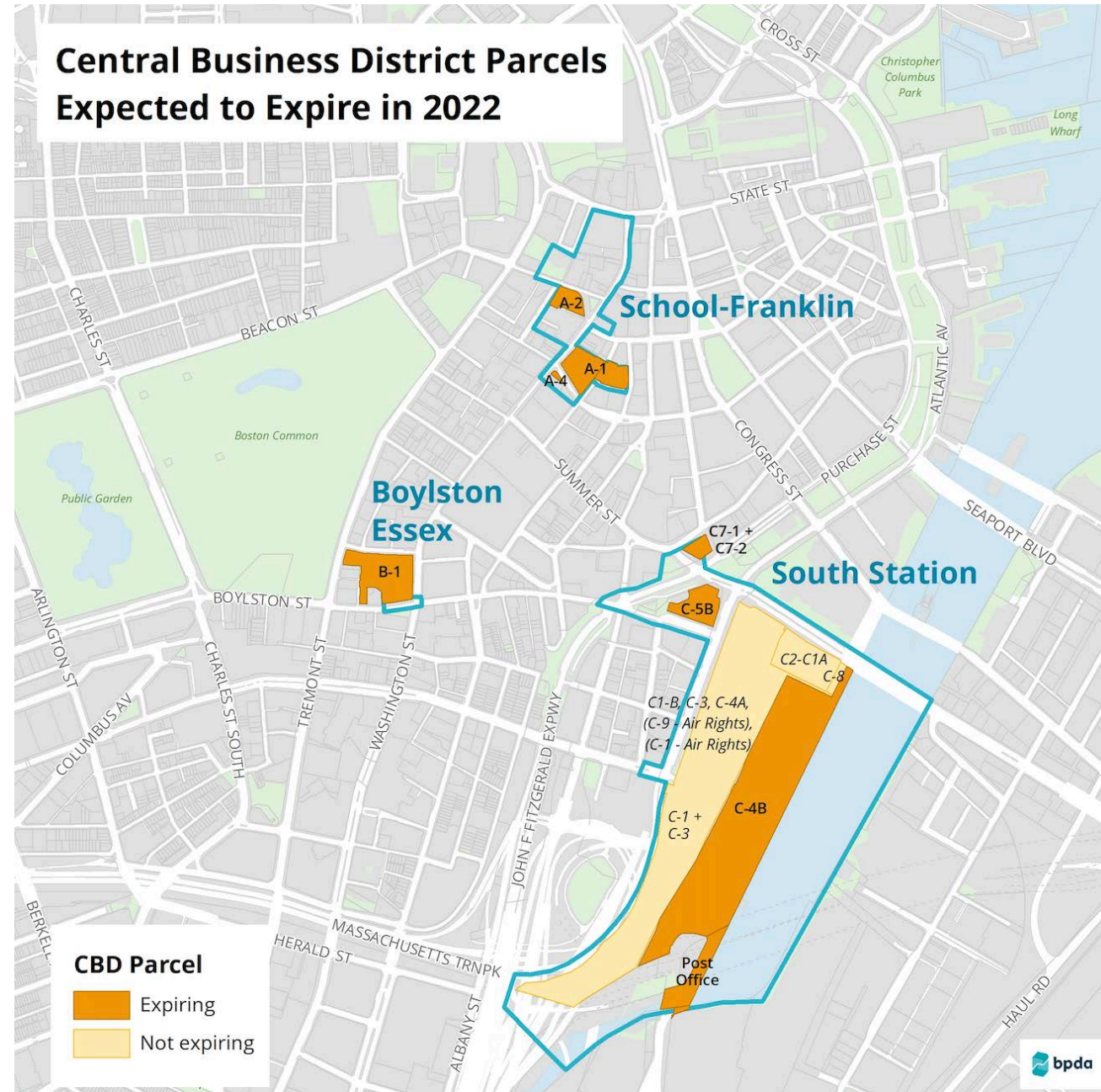
- A) School – Franklin Urban Renewal Plan.
- B) Boylston - Essex Urban Renewal Plan.
- C) South Station Urban Renewal Plan.





# Expiring Restrictions

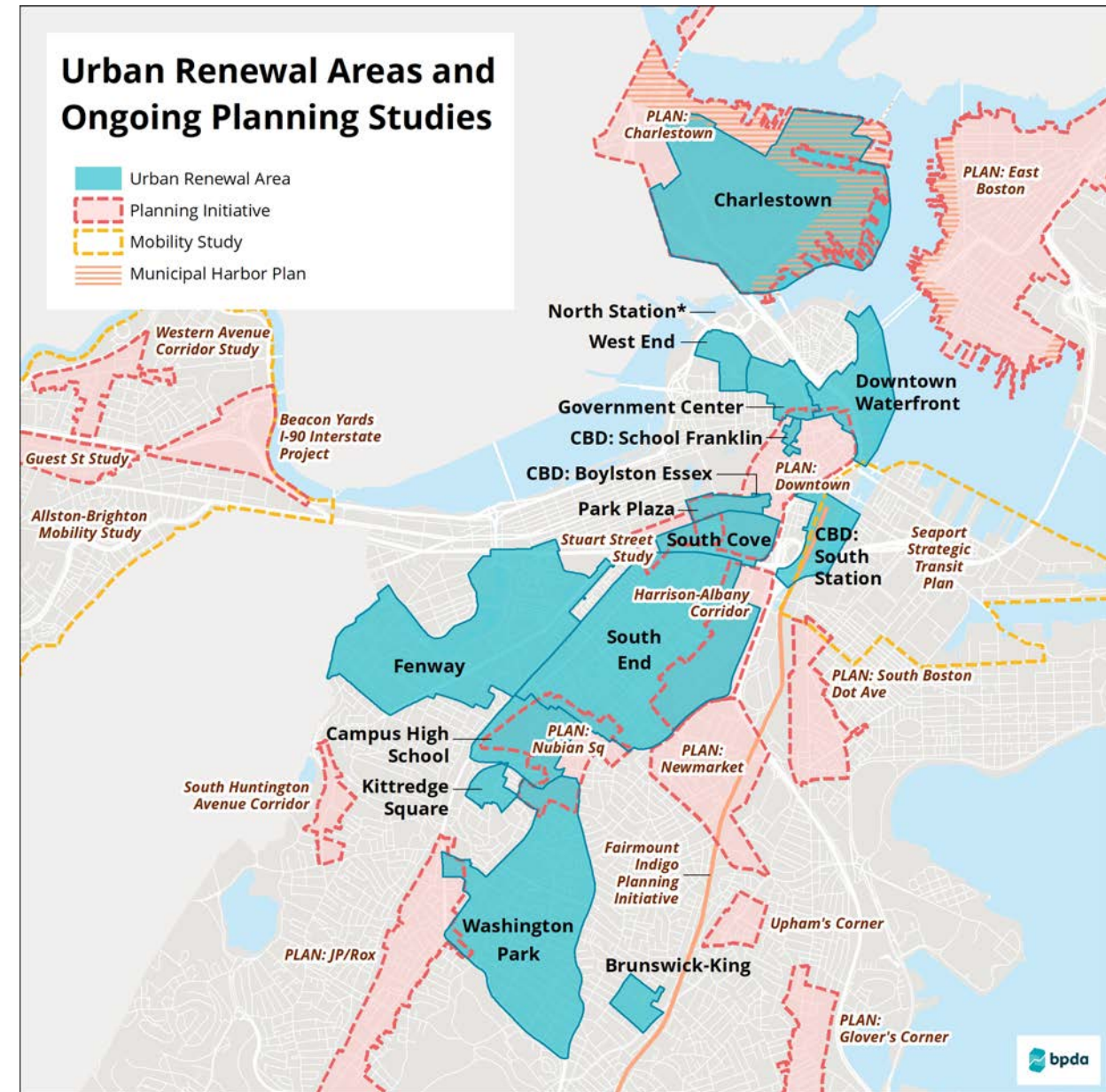
- LDA's expiring in 2022





# Furthering Planning Goals

- Imagine Boston 2030
- Plan: Downtown
- Diversity, Equity and Inclusion
- Transportation and Mobility
- Climate Resiliency
- Covid 19 Factors



# School-Franklin Review



Owned Property



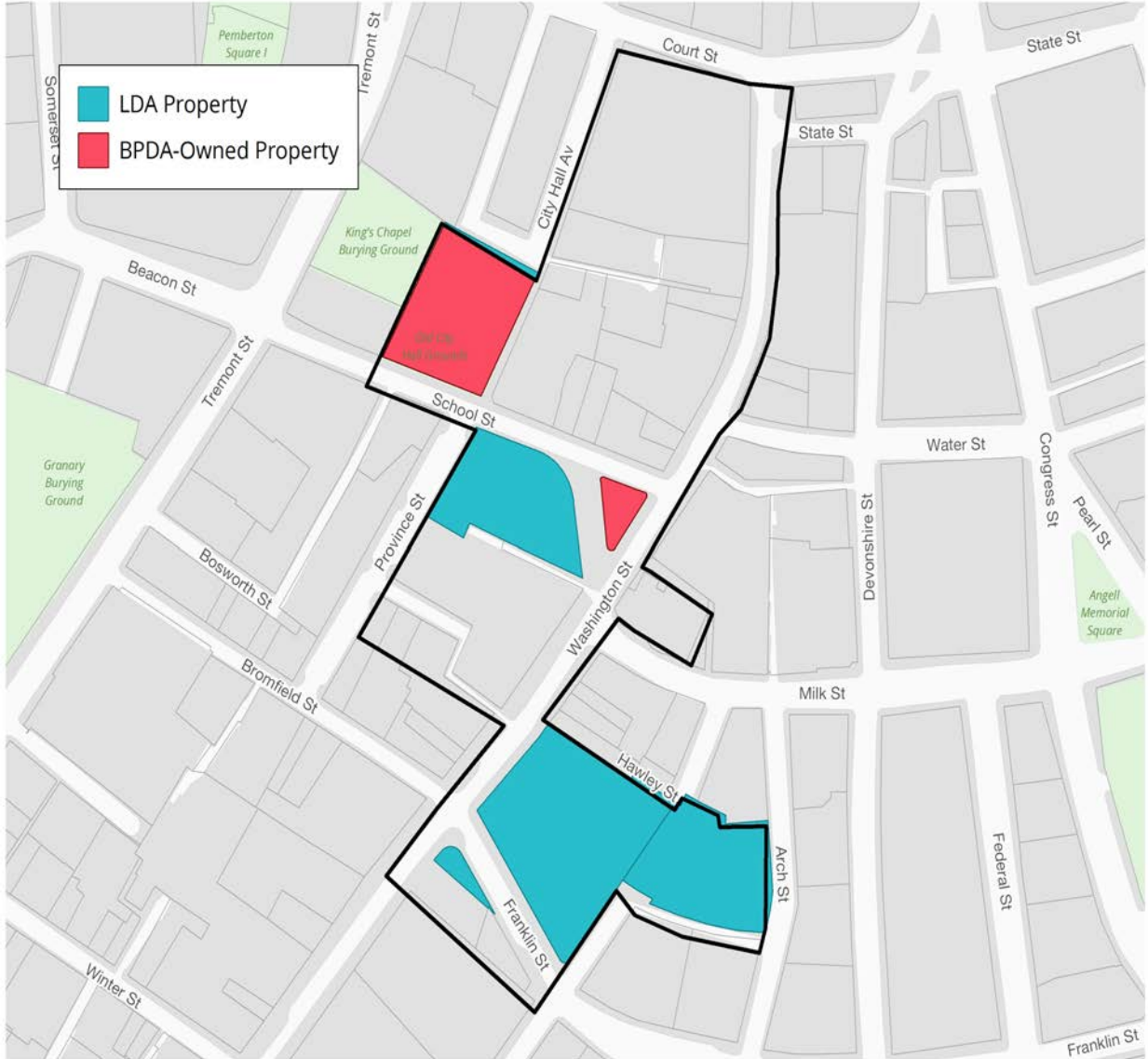
Regulatory Restrictions



Actions Taken



Feedback





# Actions

Date	Action	Notes
School Franklin	BPDA	Lease Agreement



# Property

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



Owned  
Property



Regulatory  
Restrictions



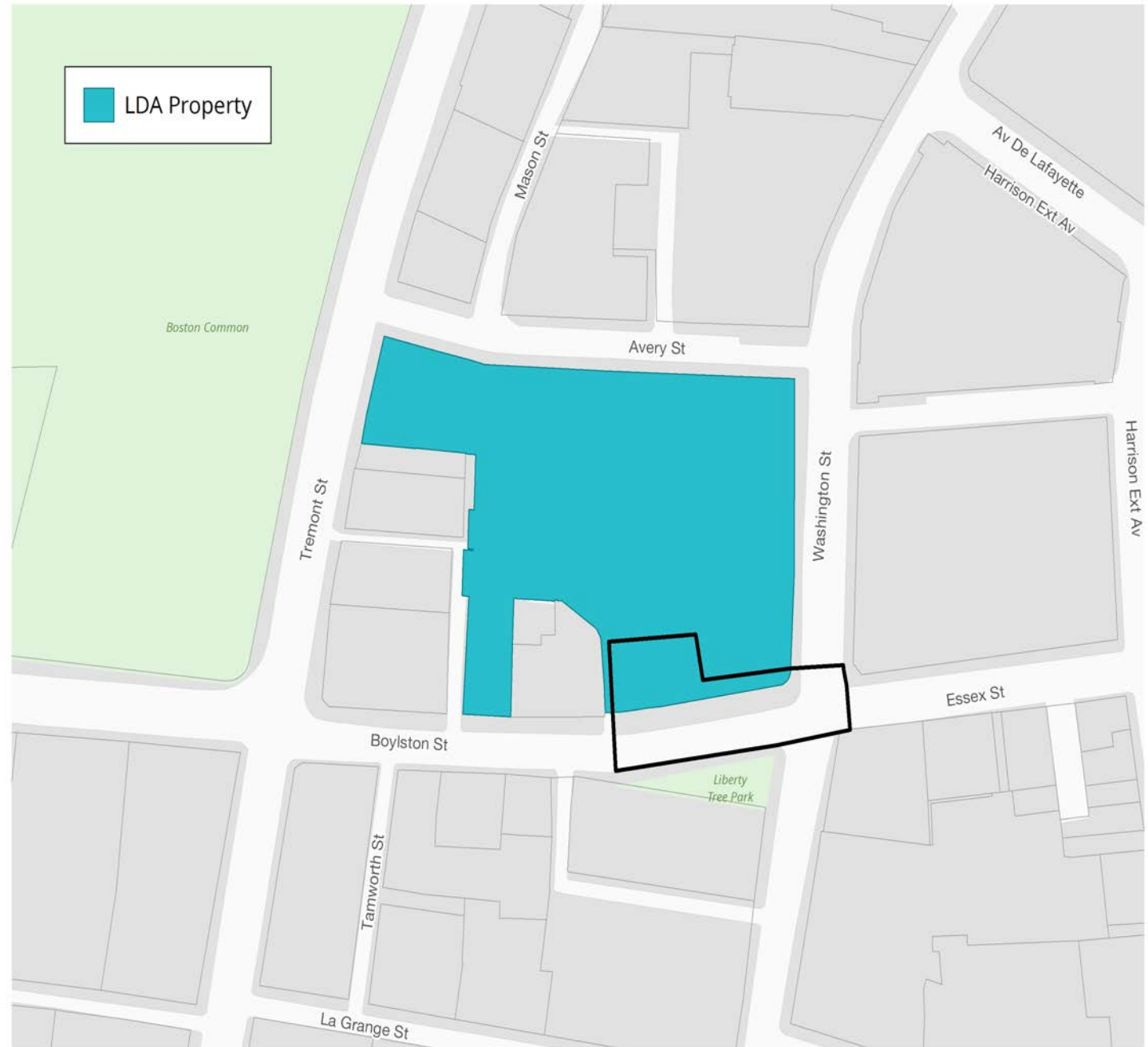
Actions Taken



Feedback



**boston planning &  
development agency**



# South Station



Owned  
Property



Regulatory  
Restrictions



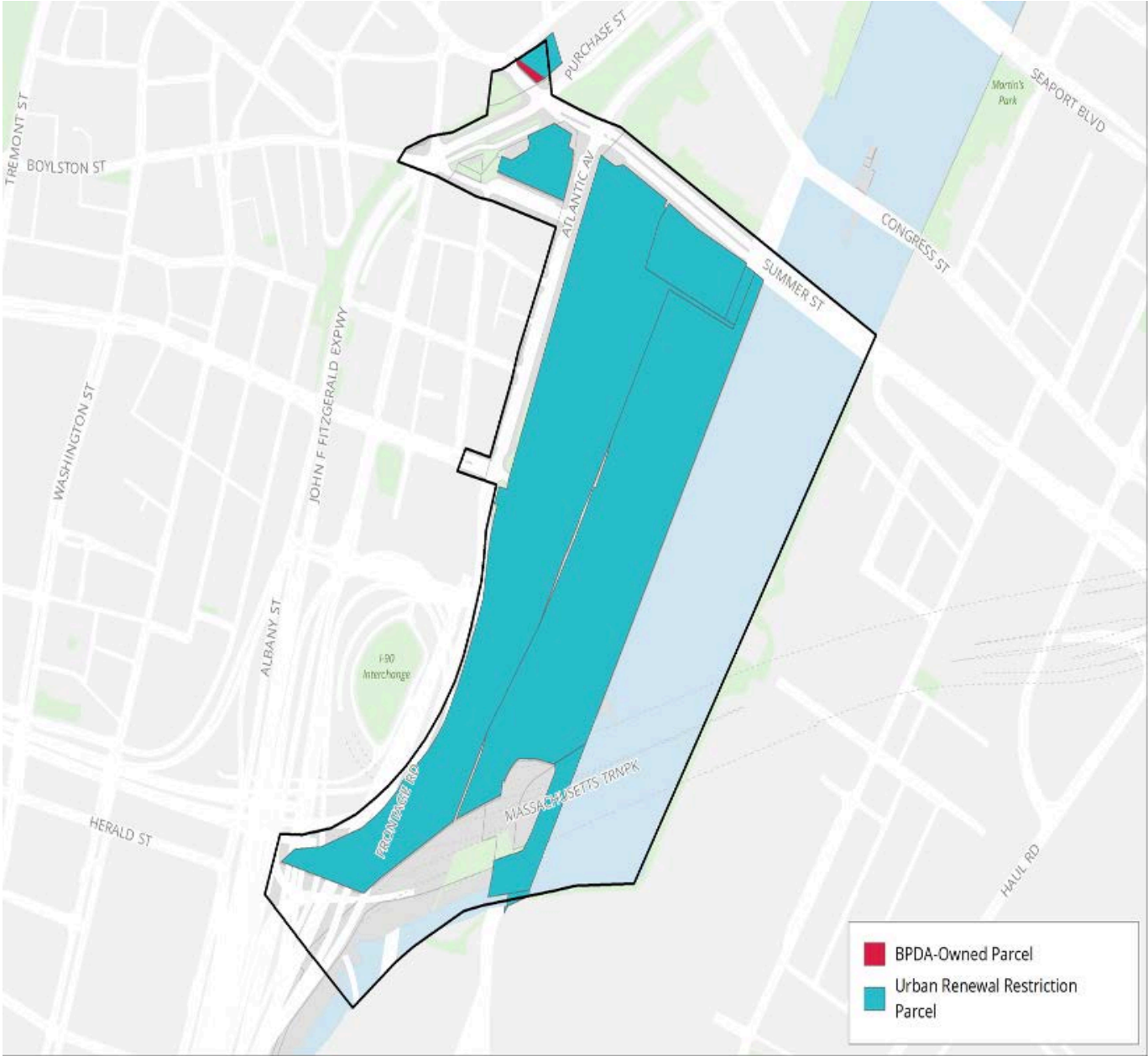
Actions Taken



Feedback



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# 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

# Property

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.





# Is the Plan Complete?



Neighborhood

**Downtown**

Address

**700 Atlantic Avenue**

Land Sq. Feet

**361,076 sq ft**

Gross Floor Area

**2,522,000 sq ft**

BPDA Contact

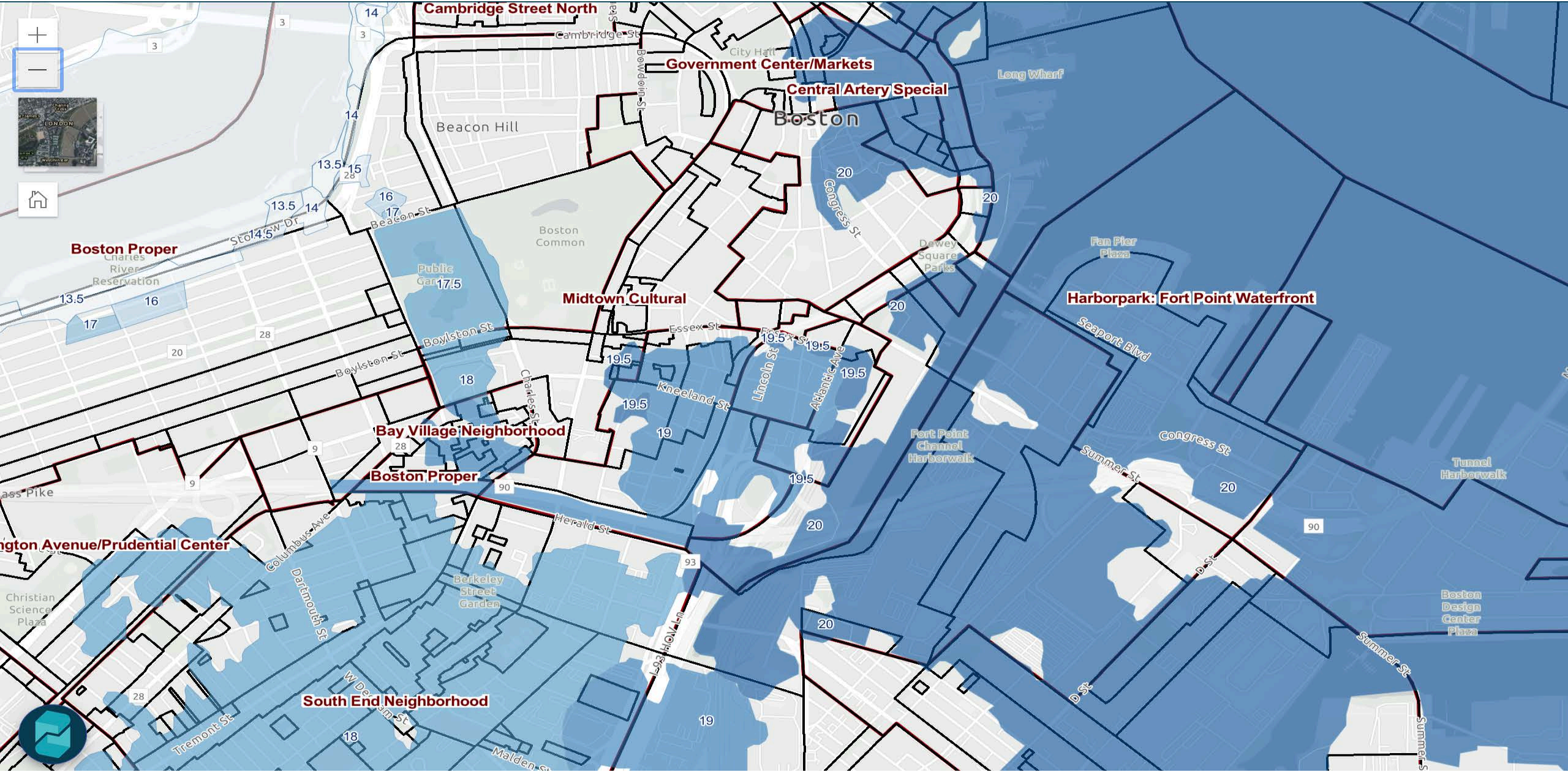
**Michael Sinatra**

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.



# Climate Resiliency and Environmental Goals





# Urban Renewal Tools

- Elevation of Streets, public ways, plazas and property to limit coastal flood inundation.
- Integration of stormwater storage and infrastructure at or below grade.
- Structural reinforcement of subgrade conditions to limit storm surges.
- Alteration of building exteriors for shade and wind mitigation structures.
- Transportation Improvements



# What's Left?

- Disposition of C-2 (Open Space)
- Further planning for increased access to Fort Point.
- Use of South Station Plan to implement Imagine 2030 + Plan: Downtown.
- Use of the South Station plan to implement Climate Ready Boston addressing climate resiliency.
- Due to 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.





# Any Questions?



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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



# Urban Renewal in 2021





