

爾廳

# 城市更新：市中心海濱——法尼爾廳

2021年7月26日



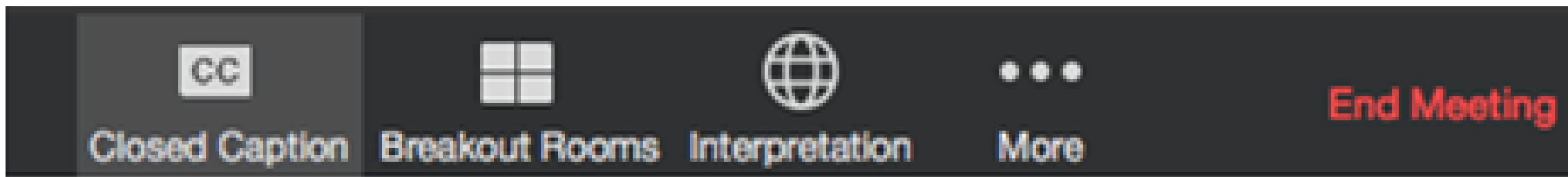
# 語言翻譯服務

會議同時提供西班牙語，廣東話和普通話的同聲傳譯服務。

要切換到西班牙語，廣東話和普通話音頻頻道，請選擇屏幕底部的“翻譯”。

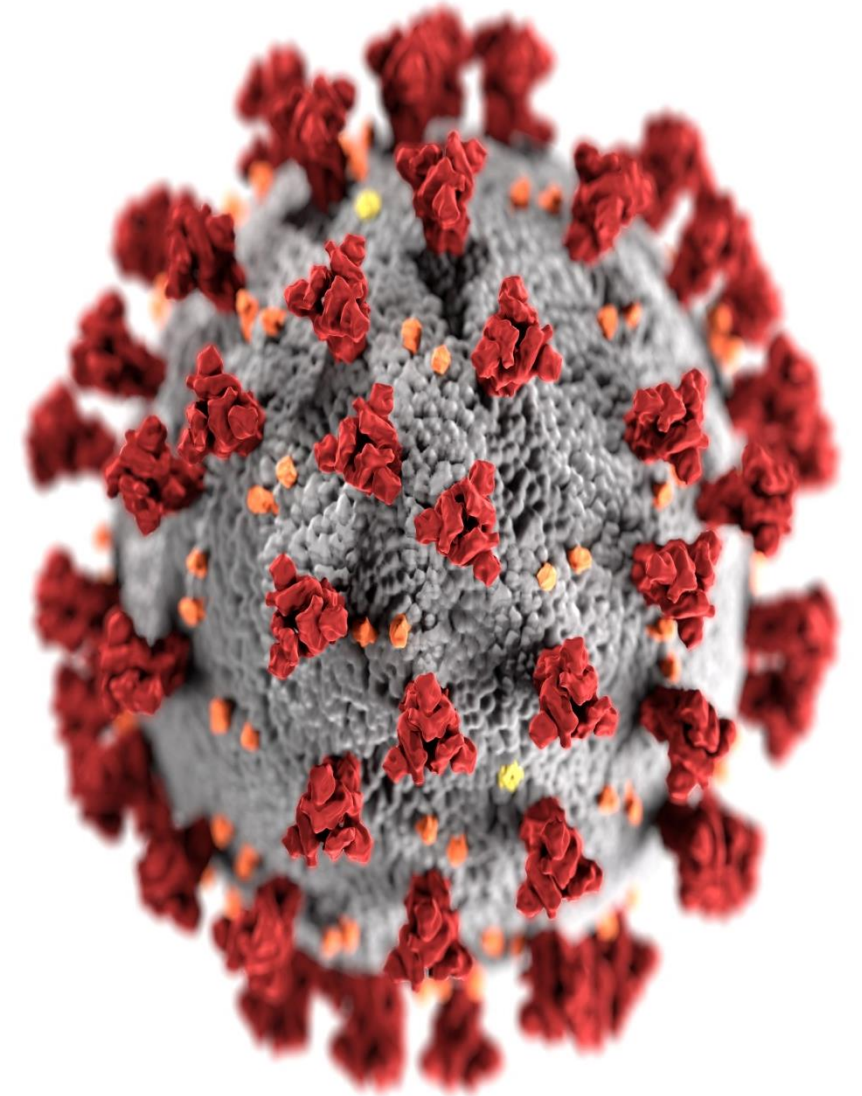
對於普通話音頻頻道，請選擇“中文”。

對於粵語音頻頻道，請選擇“德語”。



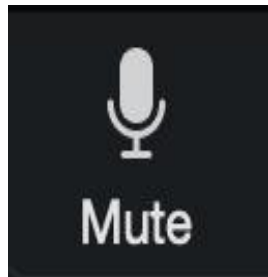
# BPDA 新冠病毒 (Covid-19) 响应措施

- 由於受新冠病毒 (Covid-19) 公共健康危機的影響，BPDA 在 3 月份暫停了所有開發項目和計劃活動。
- BPDA 在 6 月末使用 Zoom 平台用試點方式恢復了項目和規劃的虛擬公共會議。
- 要更多了解 BPDA 的新冠病毒 (Covid-19) 響應措施，請訪問以下鏈接：<https://bit.ly/BPDACovid-19>

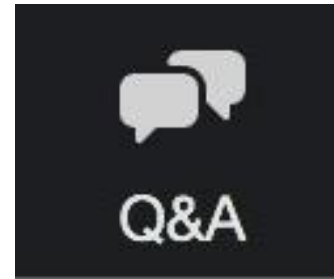


# Zoom 小技巧

以下是第一次使用 Zoom 的用戶可以利用的一些小技巧。控制項在屏幕的下方。單擊這些符號可以激活不同的功能：



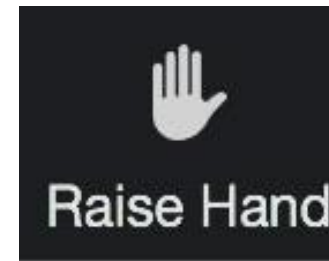
**Mute/unmute (靜音/取消靜音)**  
在主持人給予權限前將一直保持靜音  
如果是使用手機撥號, 撥 \*6 可以自行靜音/取消靜音



**Q+ A 問與答**  
在演講和問答環節中可用於提供書面問題和意見



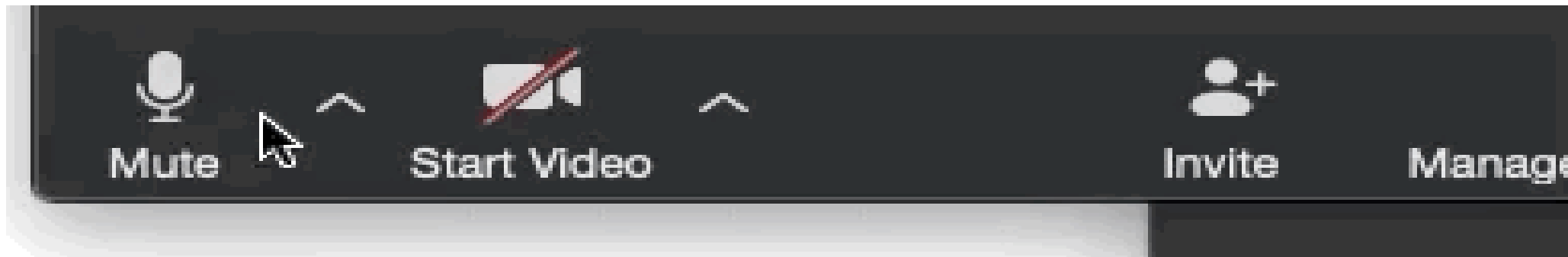
**Turn video on/off (打開/關閉視頻)** 在主持人給予權限前視頻將一直保持關閉



**Raise Hand (舉手)**  
在演示結束後請求音頻/視頻權限  
如果是使用手機撥號 撥 \*9 代表舉手

# 會議錄音

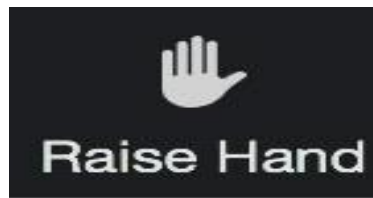
BPDA將記錄該會議並將其發佈在BPDA的網頁上，以供那些無法實時參加Zoom會議的人使用。請注意，與會人員可能正在用手機攝像頭或其他設備錄製會議。如果您不想在會議期間被錄音，請確保麥克風和攝像頭處於關閉狀態。



# 会议形式

在BPDA的演示過程中，所有麥克風都將被靜音。

演講結束後，請舉手，我們將按照舉手的順序口頭回答您的問題。



舉手 在演示結束時請求音頻/視頻許可 如果您通過  
電話撥入，請撥\* 9舉起手

# 虛擬會議禮儀

- 請相互尊重。
- 在演示期間到會人員應靜音，以免出現背景噪音。
- 我們請到會人員將問題和意見的長度限制在 2 分鐘之內，這樣所有人都能參加討論。
- 在問答期間，請先等所有參加會議的人員均提問了問題後再提問第二個問題/意見。
- 幻燈片
- <http://www.bostonplans.org/planning/urban-renewal/overview>

# 專家組成員

- Chris Breen - 城市改造經理
- Mary Knasses- 市區規劃師
- Kelly Sherman – 市區規劃員
- Jay Ruggiero -社區參與經理
- Chris Busch – 高級濱水規劃師
- Martin Serrano - 法律助理
- Melissa Lo -粵語翻譯
- Tina Wang -普通話翻譯 民選





# 城市改造區日程

1. 簡介
2. 回顧：社區進度
3. 城市更新基礎反饋
4. 中央商務區的擴建/落日
5. 問題和答案



# 01 简介



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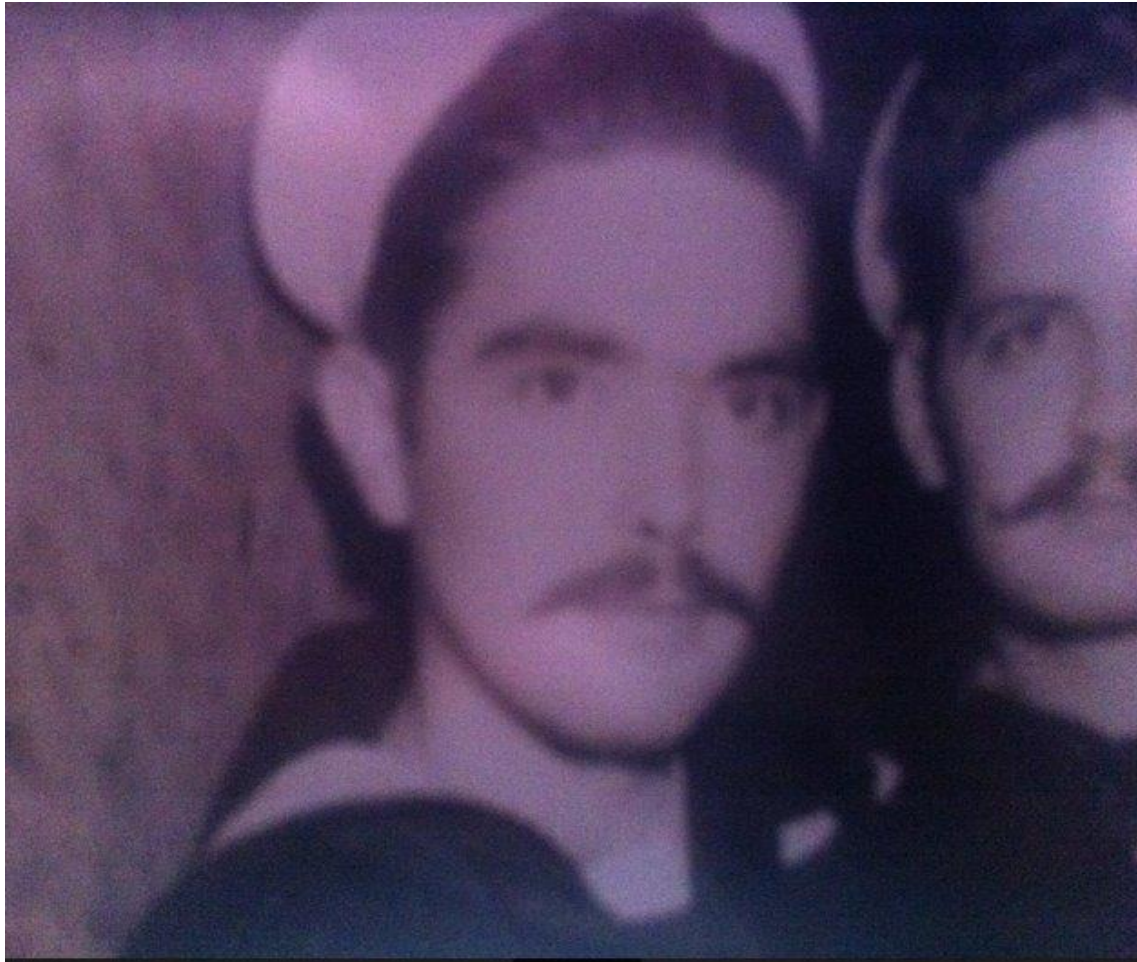
# 自我介紹

Christopher Breen, 城市改造經理

Christopher 在辦公室副主任的指導下負責管理項目，並與部門間的工作人員協調與城市改造相關的研究和問責措施，包括土地處置協議(LDA)的監督、BRA 擁有土地的處置以及涉及BRA 資產的其他事項。Christopher 還負責完成分配的特殊項目。



# 我的背景



PRECINCT I FAMILIES TO BE ACQUIRED

Address	# Families in Structure
14-14A Chelsea St. Albert M. Benedict (so) 14 Chelsea St., Chas. Mr. Michael Connor (t) 54 Mr. Julius Damico (t) 56	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) St., Brookline <del>Mrs. Ruth Glone (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) 49</del> <del>Mr. Edward J. MacKenzie (t) 23</del>	4

A red arrow points to the entry for 67 Chelsea St., and a black arrow points to the entry for 5 Homestead Place.

# 我的背景

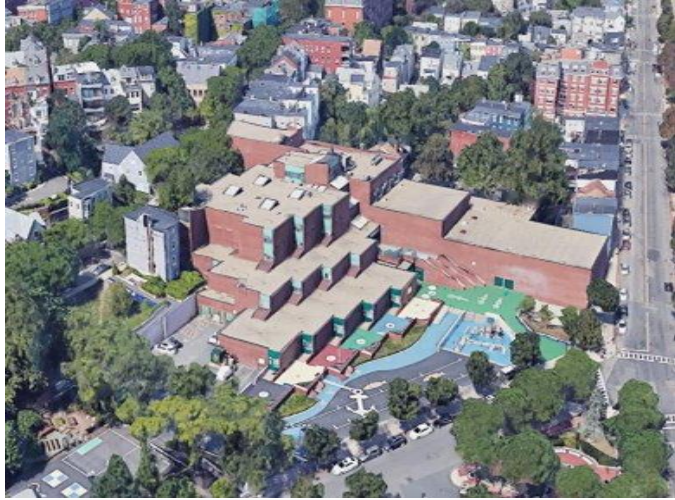


# 我的背景：

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



# 城市改造對我的生活有何影響



“

但我們為什麼在這裡？

”



# 市區更新擴展程序



## 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



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# 城市改造社區參與 – 第 1 組

North Station

Park Plaza

Kittredge  
Square

Brunswick-King

CBD School  
Franklin

CBD Boylston  
Essex

## 城市改造城市改造社區參與 - 第 2 組

Government  
Center

Campus High  
School

South Station

South Cove

Fenway

Downtown  
Waterfront  
Faneuil Hall

## 城市改造社区参与 - 第 3 组

Charlestown

South End

Washington  
Park

West End

# 公民參與目標

- 探索城市改造的歷史原因。
- 解釋城市改造工具對相關機構的重要性。
- 展示城市改造計劃、土地處理和監管協議中的土地使用保護條款。（公共利益）
- 討論邊界更改、目標調整和延期/自動廢止。



02

# 公民参与 回顾

历史工具 LDA 库存 BPDA  
自有财产清单 变化



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什麼是城市更新？



- 聯邦政府開始投入巨資重建二戰後迅速衰落的城市。(UR)
- 早期的城市更新努力試圖通過經常使用工具為基礎設施和公共設施組裝土地來吸引工作中上層居民回到城市來解決普遍存在的枯萎病。
- 帶有開發工具的政策。

仍有 500 萬人生活在貧民窟和火坑中。300 萬個家庭與他人共享家園”——總統 Truman





# 全國性 - 美國各城市

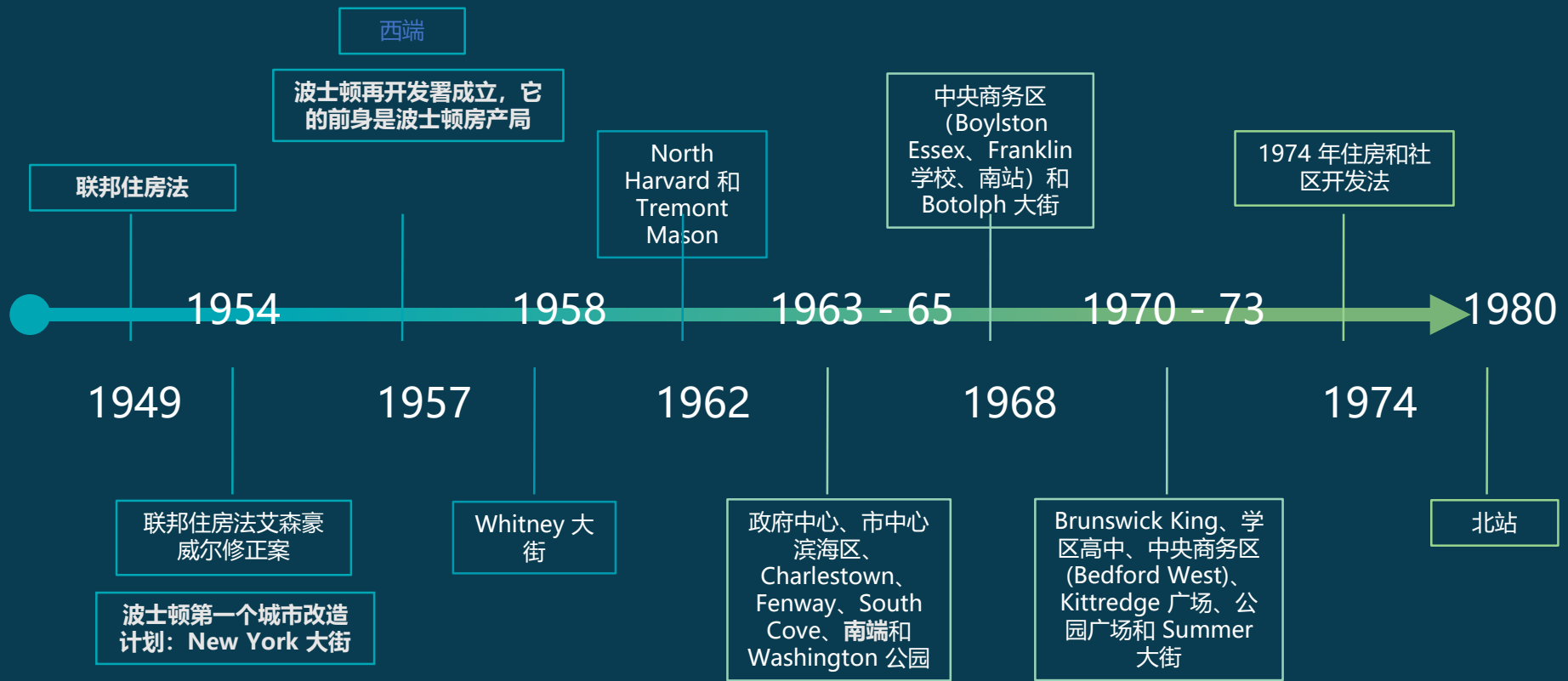
- 1937 年住房法- (即住房管理局-徵用權)
- 世界大戰後的美國，隨著工業化的變緩，大量的移民從不穩定的歐洲湧入。此外，非洲裔美國人繼續從南方深處向北遷移。
- 美國金融機構的“紅線批註”措施造成許多城市社區缺乏住房所有權和投資。
- 到 1949 年，各城市的白人中產階級開始遷到郊區，即“白人大遷移”。
- 汽車的增多和美國高速公路系統的增長將投資引向郊區。

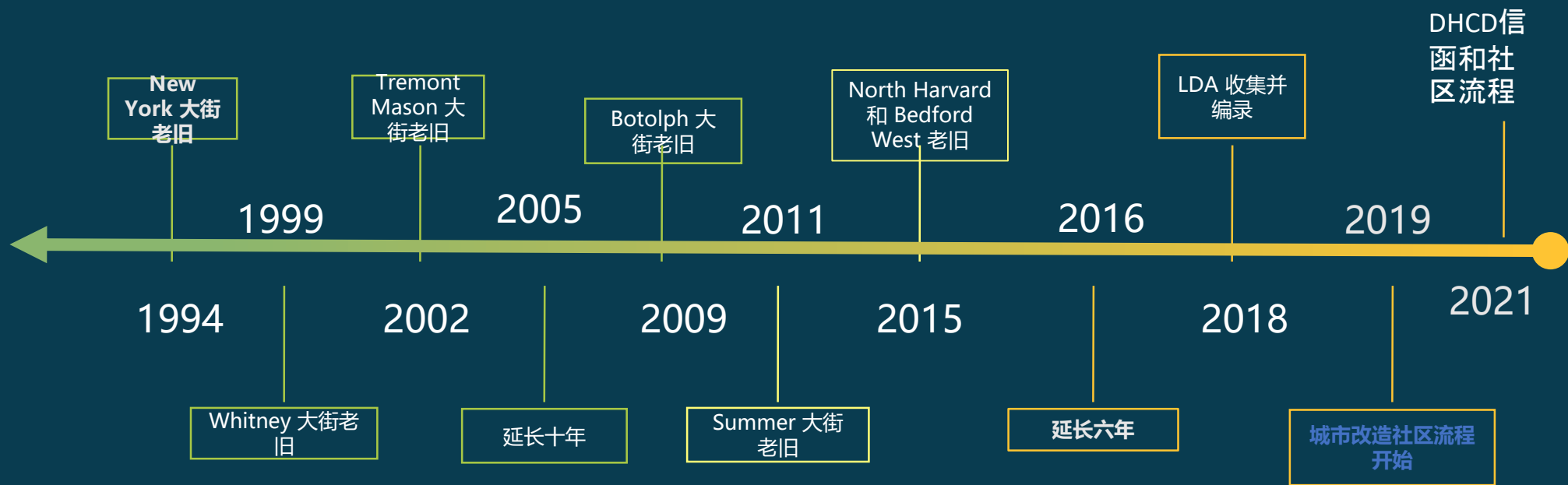


# 本地 – 波士頓

- 波士頓的愛爾蘭移民支配著城市政壇。
- 精英巨頭控制了州議會，減少了對波士頓的援助，剝奪了波士頓的自治權。
- 市長 Curley 降低了社區的稅收，提高了商業區的稅率（在大城市中稅率最高）。
- 社區中的城市服務沒有資金，市中心沒有工作機會（紅燈）。
- 1949 年，Moody 將波士頓的債券等級從 A 降到接近垃圾級、瀕臨破產的 Baa 級。







# 1949 – 美國 美國住房法： 城市改造的 起源 城市新政



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# 1950年代 波士頓



# 20 世紀 50 年代 - 波士頓

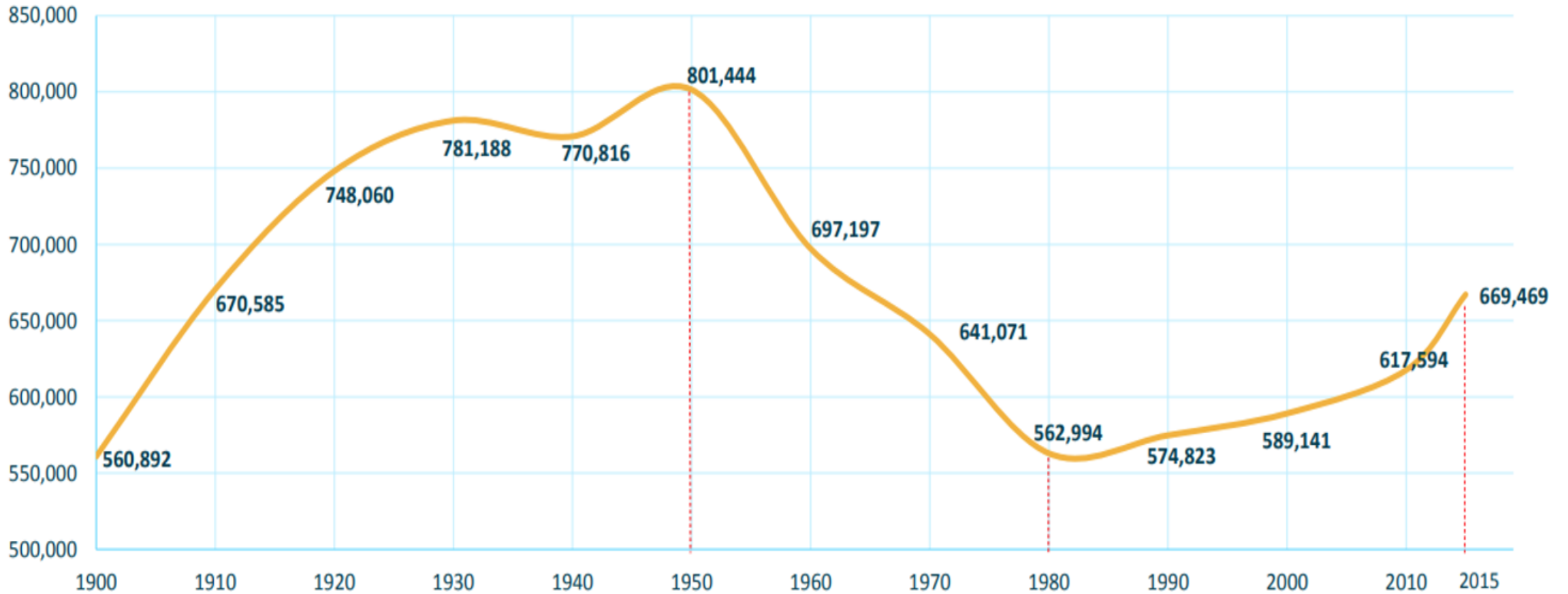
- 1950 年到 1960 年，波士頓的人口損失了 13%（10 年中損失超過 10 萬，30 年中損失 25 萬。）
- 製造業失去 4.8 萬個工作崗位，市區金融業失去 1.4 萬個工作崗位。這讓整個城市的就業率下降了 8%。
- 大波士頓的工作崗位增加了 22%。
- 在全國的大城市中，波士頓的家庭收入中值最低。



“波士頓就像一個有光澤的蘋果，它的核心已經爛掉了”  
- 羅伯特瑞恩，1950年工業園區概念的先驅



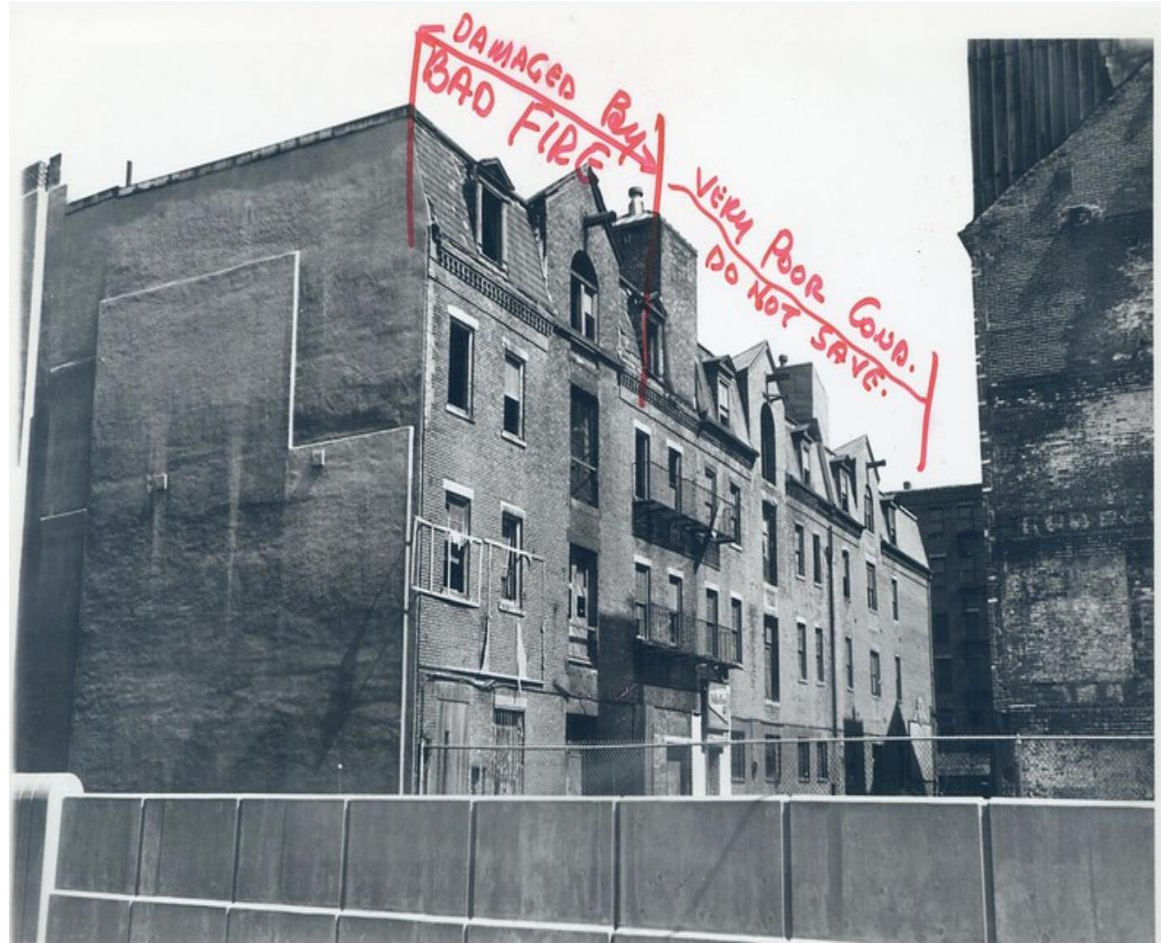
# 波士頓的人口 (1900 - 2015)



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

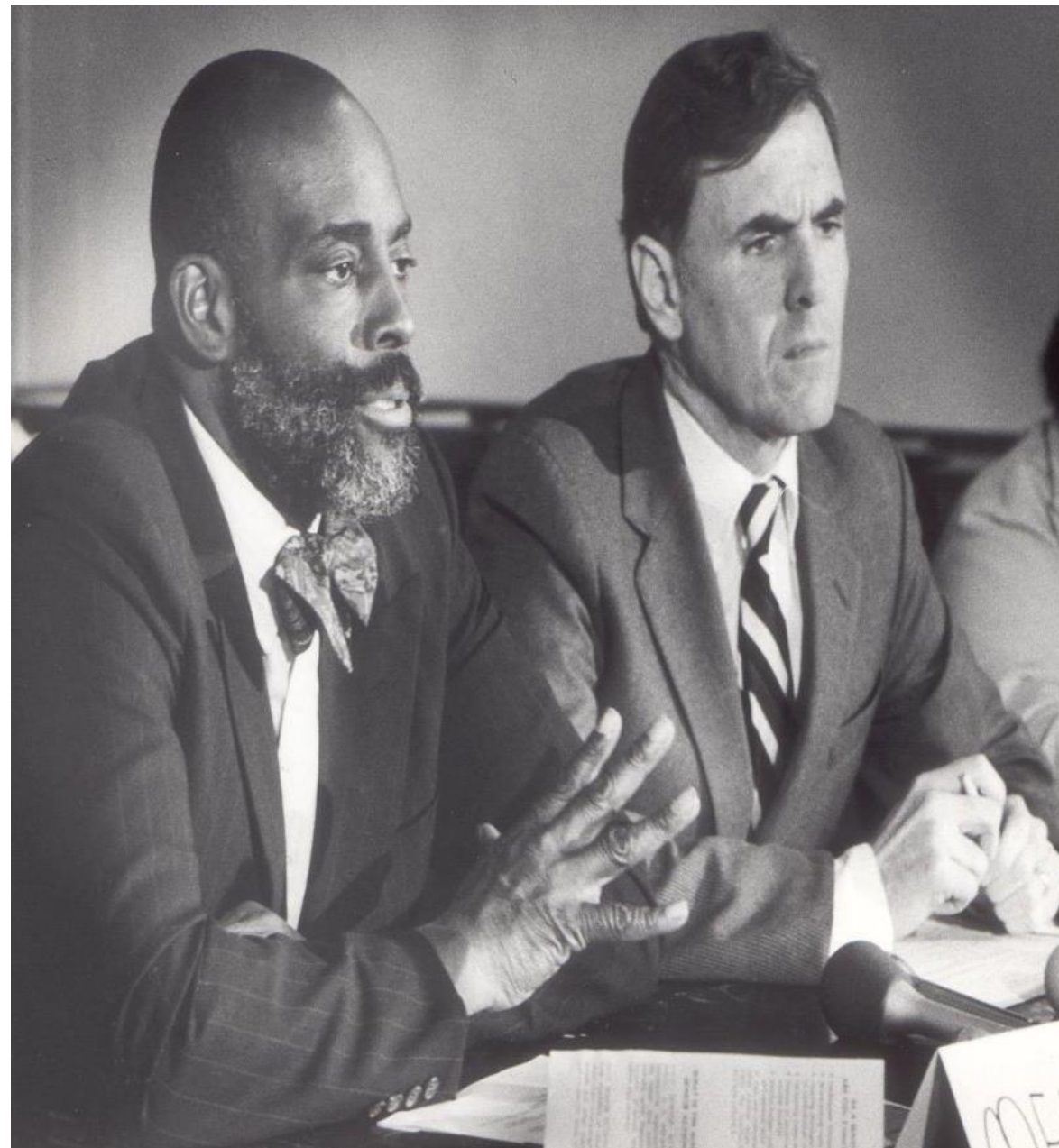


# 1957年 波士頓重建局



## 學到了哪些經驗？

- 搬遷帶來的精神傷害/傷痛
- 缺乏社區的意見（BRA 在項目後期接管了社區流程）。
- 20 世紀 50 年代的模式過度強度增加中產階級和讓城市提供商業/工業用地。
- 未能履行建造經濟適用房和重新安置的承諾。



# 1960-1970 波士頓



“波士頓值得拯救嗎？街道上  
車水馬龍，破敗房屋林立，  
商業區衰敗……

是否值得努力改變這一點？”  
(1960)。

- 基督教科學箴言報文章



1960	Total occupied	Owner occupied	%	Renter occupied	%
United States	53,023,875	32,796,720	61.9%	20,227,155	38.1%
Massachusetts	1,534,985	857,436	55.9%	677,549	44.1%
Boston	224,704	61,243	27.3%	163,461	72.7%
Allston	5,156	735	14.3%	4,421	85.7%
Back Bay	8,741	569	6.5%	8,172	93.5%
Beacon Hill	6,143	603	9.8%	5,540	90.2%
Brighton	17,581	4,278	24.3%	13,303	75.7%
Charlestown	5,978	1,672	28.0%	4,306	72.0%
Dorchester	44,314	14,379	32.4%	29,935	67.6%
Downtown/Chinatown	2,870	156	5.4%	2,714	94.6%
East Boston	13,294	3,889	29.3%	9,405	70.7%
Fenway	10,468	344	3.3%	10,124	96.7%
Harbor Islands	20	0	0.0%	20	100.0%
Hyde Park	8,104	4,833	59.6%	3,271	40.4%
Jamaica Plain	13,887	4,357	31.4%	9,530	68.6%
Longwood	1,069	52	4.9%	1,017	95.1%
Mattapan	6,968	3,267	46.9%	3,701	53.1%
Mission Hill	5,646	794	14.1%	4,852	85.9%
North End	3,990	444	11.1%	3,546	88.9%
Roslindale	8,508	5,089	59.8%	3,419	40.2%
Roxbury	22,452	4,111	18.3%	18,341	81.7%
South Boston	13,238	3,508	26.5%	9,730	73.5%
South Boston Waterfront	435	110	25.3%	325	74.7%
South End	16,589	1,528	9.2%	15,061	90.8%
West End	709	25	3.5%	684	96.5%
West Roxbury	8,544	6,500	76.1%	2,044	23.9%



# 1960

## Ed Logue: 上任

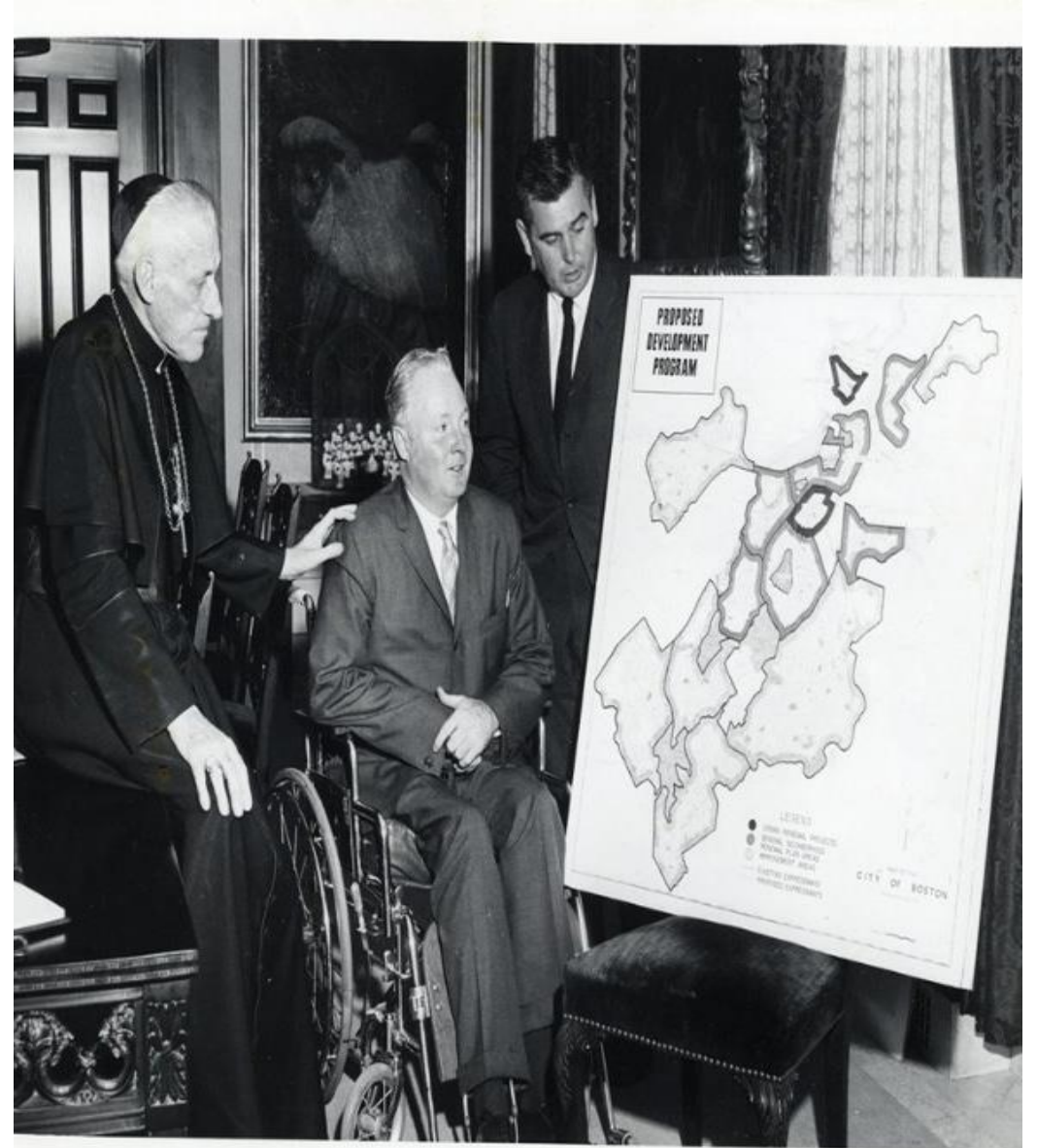
## 與人民一起規劃





# Ed Logue:

- 逐漸了解到打造歷史與現代共存城市的重要性。
- 通過改善住房質量和不斷了解如何盡可能減少搬遷來尋求創建更為公平、公正的城市。
- 力求創立更多包含多個種族、多個收入階層的社區。
- 認為公共部門必須承擔解決社會問題的責任，經濟適用房依靠私人領域既不現實，也不合適。



首先確保聯邦/州/當地美元。

從全國招聘有能力的員工，將員工人數增加到 **600** 多人，並使 **BRA** 員工成為薪酬最高的公務員。

整合——波士頓擁有大多數美國城市的共同經歷——  
規劃和發展職能的分工明確，員工和董事會分開。

創建一個由建築師、保護主義者和設計顧問（地標）  
組成的顧問委員會。

強調與社區居民（老年人、經濟適用房、學校和警察/  
消防）一起規劃的社區的康復。

聘請搬遷人員幫助減少流離失所。

幫助獲得低息貸款，讓該地區的居民有機會擁有房屋。  
**displacement.**



1965年  
市中心海濱  
法尼爾廳  
計劃





- 商业街150号
- BRA 将 18 座建筑物变成了自住住宅，供社区居民使用。
- “1830 年代的仓库是一个残骸，屋顶完全年久失修，内部装满了桶装水和碎石。”
- 一些建筑物在处置后的 7 个月内已准备就绪。

House Call

## Another waterfront star

By Estelle Bond Guralnick  
Photos: William Ryerson

Five years ago, the Boston Redevelopment Authority took 18 buildings by eminent domain with the stated intent of turning them into owner-occupied residences for neighborhood people. Of the 164 applicants for the handful of empty warehouses, the BRA chose 14 North End residents and four from the waterfront. Mark Cangiano was one of the lucky four.

To be eligible, Cangiano had to complete a developer's kit and to show financial responsibility. The residency requirement was easy, since he not only lived on the waterfront but also maintained an insurance broker's office on Commercial Wharf. The buildings were conveyed last year, and subsequent events have proved that Cangiano was a sound ownership choice, since his was one of the first to get started.

To the uninitiated, the prize might not have seemed worth vying for. Once occupied by the Ararat Grocery Co., the 1830s warehouse — built when Commercial street actually was the Boston waterfront — was a predictable wreck, its roof in total disrepair and the interior filled with barrels of water and tons of rubble. But just seven months after the work was started, Mark moved in with his bride of less than a year, plasterers still at work, no water except in the bathroom, no finished stairs. "We moved into chaos," they blithely recall.

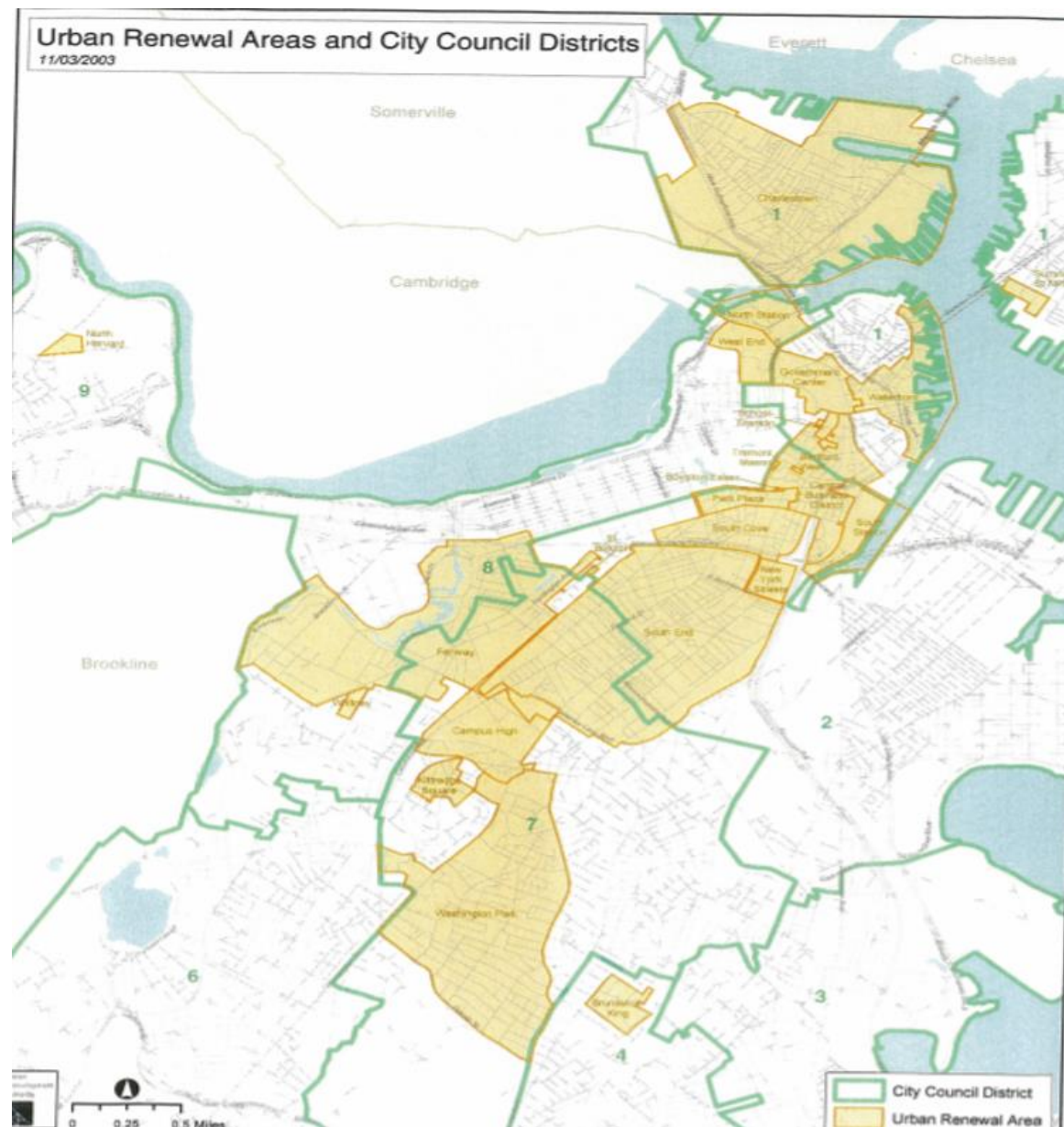
Most major renovations are hairy experiences, but in fact Karen and Mark Cangiano seem to have sailed through theirs with a minimum of trauma. Though living on-site with the work going on couldn't have been easy, they enjoyed watching the apartment take shape and were able to catch any details that weren't quite right. But perhaps the factor most in their favor was their satisfying relationship with the professionals involved.

For the design, they chose Boston architect William Grundereng, who

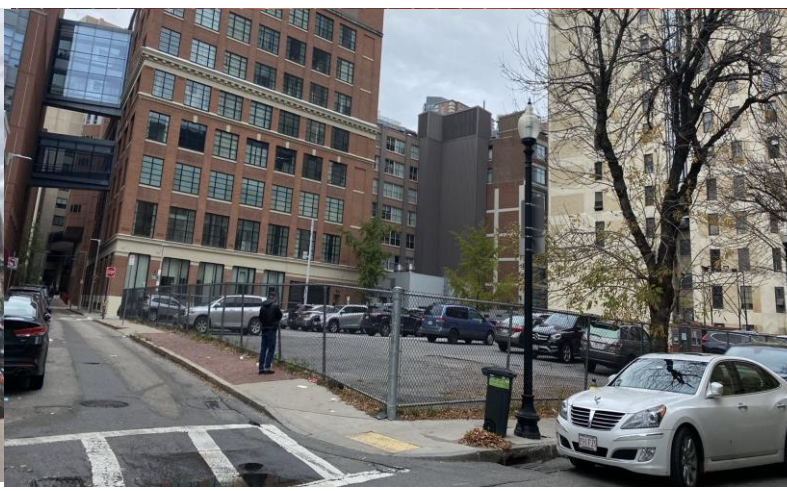
A photograph showing the interior of a modern apartment. The space features a high ceiling with exposed wooden beams and a brick wall. A couple is sitting on a dark sofa, and a dog is lying on the floor in the foreground. The room is well-lit and appears to be a living area.

# 1970- 展示

## 目前波士頓有 23 個 城市改造計劃







# 03 城市更新基础







什么是城市更新计划？



- 目标
- 规划目标
- 设计原则和子区域限制
- 更新行动 - 公共改善和康复标准/期望
- 土地使用和建筑控制
- 历史限制 ( 法尼尔厅黑石区 )
- 设计评审要求
- 健康/安全限制
- 外墙/景观/屋顶/标牌要求
- 城市更新偏好
- 

downtown waterfront  
faneuil hall  
urban renewal plan

BOSTON  
REDEVELOPMENT  
AUTHORITY 

CHAPTER II: OBJECTIVES

SECTION 201: Basic Goals

The basic goal of urban renewal action in the Downtown Waterfront-Faneuil Hall Area is to stimulate and to facilitate development efforts in the area, by eliminating those severe conditions of blight, deterioration, obsolescence, traffic congestion and incompatible land uses which hinder private investment in new development without the aid of governmental action, in order to (1) revitalize a key portion of downtown Boston; (2) upgrade the pattern of land uses close by the North End residential community; (3) establish a functional connection between the area and its surrounding districts; the North End, the Government Center and the Financial District; and (4) provide an environment suitable to the needs of contemporary real estate development.

SECTION 202: Planning Objectives

Planning objectives of the Project are as follows:

- (1) To eliminate a pattern of land uses and blighting conditions which
  - (a) creates severe traffic congestion in the area;
  - (b) exerts a depressing effect on adjacent areas;
  - (c) inhibits the development of real property to its fullest economic potential.
- (2) To eliminate obsolete and substandard building conditions which are a factor in spreading blight to adjacent areas.
- (3) To prevent the further erosion of property values.
- (4) To protect and strengthen the tax base of the city.
- (5) To encourage productive and intensive use of the land.
- (6) To create opportunities for development of a downtown residential community offering a range of housing types and rentals.
- (7) To provide sites suitable for the construction of efficient, economical buildings.
- (8) To promote the preservation and enhancement of buildings in the Project Area which have architectural and historical significance.

7948 535

- (9) To create an environment which is conducive to the investment of funds in the rehabilitation, conversion and general upgrading of property.
- (10) To create an area with a mixture of land uses compatible with living, working and recreational opportunities.
- (11) To create an area for the development of marine or marine-oriented activities designed to stimulate tourism and symbolize the importance of Boston's historic relationship to the sea.
- (12) To provide for the efficient flow of traffic within and through the area.
- (13) To improve streets and utilities and the landscaping of public areas.
- (14) To provide public ways, parks and plazas which encourage the pedestrian to enjoy the harbor and its activities.
- (15) To develop the area in such a way as to stimulate improvements in adjacent areas.



## 附加目标

- 修复建筑物，为不同收入水平的人创造更好的商业空间、老年设施和住宅单元。
- 交通改善——街道系统和装卸码头。
- 改善地下公共设施 and 公用设施
- 娱乐和社区设施/开放空间改善。

### SECTION 902 : Relationship to Definite Local Objectives

#### (1) Land Use

The Project plans will help achieve the local objectives of providing new and improved office space in downtown Boston and the creation of new residential units available to a wide range of income levels. The office and residential uses in the area will be supported by accessory uses, including retail and service establishments, parking and transient facilities. In addition to the stated objectives directed at the renewal of this important downtown area of the city, the present Urban Renewal Plan will help achieve the local objective of developing the area's potential as a tourist attraction through the improvement of pedestrian access and the linkage of the area to the surrounding sections of the Boston peninsula.

#### (2) Traffic Improvements

The Plan will enable selective improvement within the overall street system of the Project Area in keeping with traffic and parking requirements for the new improvements within the project and will provide sufficient off-street loading throughout the project. It will thus meet the local objective of reducing congestion, reducing accidents, and providing suitably located parking areas.

#### (3) Improvement of Public Utilities

The Urban Renewal Plan proposes the relocation, abandonment or replacement, as necessary, of all existing sub-standard or inadequate underground public utilities with new underground lines adequate in capacity and flow and in conformance with local standards.

#### (4) Recreation and Community Facilities

The Plan will provide a system of public open spaces within the project which will facilitate pedestrian access and heighten the appeal of the new buildings. This goal has long been an important part of the planning objectives for the area.





TABLE OF LAND USE AND BUILDING REQUIREMENTS

LAND USE		BUILDING REQUIREMENTS				
Site Designation	Permitted Uses	Max. Bldg. Height (In Ft.)	Max. 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>1/</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	-- <sup>3/</sup>	--	10' in depth along frontages facing on to the water slip between Central & Long Wharves
A-5	General Office <sup>4/</sup>	50	5	-- <sup>1/</sup>	--	10' in depth along Eastern frontage
A-6 <sup>2/</sup>	General Office	250	10	-- <sup>1/</sup>	Not from Atlantic Avenue	10' in depth along Northern & Southern, Eastern frontages
A-7	General Office General Business Transient Housing Institutional	150	5	-- <sup>3/</sup>	--	10' in depth along Southern frontage
A-8	Public Open Spaces	--	--	--	--	--

-19-

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- <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.

# 子区域控件

- 滨水区
- 滨水北区
- 中央住宅区
- 中央动脉区
- 法尼尔厅黑石市场区

## (3) Central Housing Area - Parcel C-2 (See Map 2)

This area is to contain a mixture of new and rehabilitated housing suitable for moderate-income families. The housing should be of simple design in keeping with the character of the adjacent North End. It should relate also to the new and rehabilitated housing on the waterside of Atlantic Avenue so that the entire area can take on the character of one neighborhood.

Building coverage should be moderately high. Building heights should be generally low so that the old granite structures in the area which are to remain will be the most prominent buildings, suggesting the historic continuity of the area. Small interconnected open space and pedestrian ways should be provided. Buildings should be arranged in such a way as to clearly define street spaces in the same manner as street space in the adjacent North End is defined.

Local retail is to be encouraged, particularly on the ground floor of the rehabilitated granite buildings and the new structures along Richmond Street.

## (4) Central Artery Area - Parcels D-1, D-2 to D-6 and D-10 (See Map 2)

This area is not susceptible to treatment in terms of one design concept. Therefore, design goals are expressed for individual parcels or small groupings in the following manner:

- (a) Parcel D-1 - It is intended that the building on this parcel be sufficiently massive and continuous to emphasize the continuity of the curve of Atlantic Avenue, yet not so high as to dwarf nor to seem to cut off the residential areas to the rear from contact with the Harbor.

Maximum ground floor coverage of the site is encouraged.

Maximum advantage should be taken of the location across from the public park and the water by providing highly visible publicly oriented uses on the ground floor along Atlantic Avenue.

- (b) Parcels D-2 to D-6 - It is intended that buildings on these parcels be occupied by active commercial uses on the ground floor. The buildings should provide a serene visual backdrop along Atlantic Avenue. They should be high enough to mask the expressway in the rear, but not so high as to increase the sense of a wall between downtown and the water's edge.



## 歷史區域限制 - 地標



7948 551

### SECTION 504: Historic Faneuil Hall-Blackstone Area

The following blocks constitute an area that has special historical and architectural significance: Blocks 48, 49, 50, 51, 52, 89, 90, 91, 92 and 99. See Section 204 (5) of this Plan for a description of the special importance of this area.

Because of the historic significance of the Faneuil Hall-Blackstone Area, the Authority intends to exercise strict control over the use of land and buildings to make sure that no uses, development, or changes of any sort are made which are detrimental to the area's historic character.

Each building in this area must be so used, and maintained in such condition, that it conforms to the objectives of preserving the area as an active historic block. If any building is to be changed or demolished, the Authority shall be given 60 days' notice in writing of the owner's intent so to change or demolish. Following the receipt of such notice, the Authority may acquire the property for subsequent disposition to a developer willing to undertake rehabilitation activities.

Owners of each building in this block will be invited to submit proposals for the rehabilitation of such building.

Each such proposal shall be submitted to a special review panel set up by the Authority and consisting of eminent architects and historians who shall review such proposals on the basis of studies made and to be made on the preservation of this area and shall make recommendations with respect thereto to the Authority. In determining the appropriateness of such proposals, the Authority will take into consideration the objectives set forth in Section 204 (5) of this Plan; and the provisions of Chapter 7 of this Plan, together with such historic data as may be appropriate.

Properties in this block not rehabilitated in accordance with proposals approved by the Authority may be acquired by the Authority.



# 設計審查限制 (填補空白)

## SECTION 603; Design Review

All development and rehabilitation proposals and architectural plans will be subject to design review, comment and approval by the Boston Redevelopment Authority prior to land disposition and prior to the commencement of construction.

In order to assure compliance with the specific controls and design objectives set forth in this Plan and as more specifically set forth in disposition documents, the Boston Redevelopment Authority shall establish design review procedures and evaluate the quality and appropriateness of development and rehabilitation proposals with reference to the design objectives and requirements set forth in this Plan and in the disposition documents. The procedures will be instituted so as to provide for a continuing review in order to achieve the best in urban design for the city.

(c) Arcade - An area of a building which is open to public access along its entire length.

(3) Landscaping - All open areas must be suitably landscaped so as to provide a visually attractive environment.

(4) Sign Control - Signs within the Project Area shall be restricted to the non-animated and non-flashing type, identifying only the establishment and nature of its products. All signs must be suitably integrated with the architectural design of the structure which they identify. No sign shall project beyond the face of the building more than 24 inches. The size, design, location and number of signs shall be approved by the Authority. No signs or advertising shall be placed on the exterior facade on or above the floor level of the third floor of any structure. No sign shall project above the roof of the structure on which it is mounted. Any exceptions to the above controls, or the placement or replacement of any sign during the 40-year duration of this Plan, must be approved by the Authority.

(5) Exterior Lighting - Exterior lighting may be used to light doors, entrances, show windows, plazas, open spaces and water surfaces. Such lighting shall be located and shielded so as to prevent glare on adjacent properties. No flood lighting of buildings or streets will be permitted except by special approval of the Authority.

(6) Off-Street Loading - Developers and owners of all buildings shall demonstrate to the satisfaction of the Authority that the off-street loading needs of the property will be met adequately, or that the lack of such facilities is due to existing conditions, but will not be detrimental to surrounding areas of the Project. The following are guidelines to the off-street loading bay requirements applicable to the uses permitted in the Project Area:





# 其他要求

- 外牆和屋頂
- 廣告審批
- 修復標準（材料、工藝）
- 公共改善要求（下水道/警察/消防/公用事業）
- 殘疾要求
- 地鐵通道設施改進



“

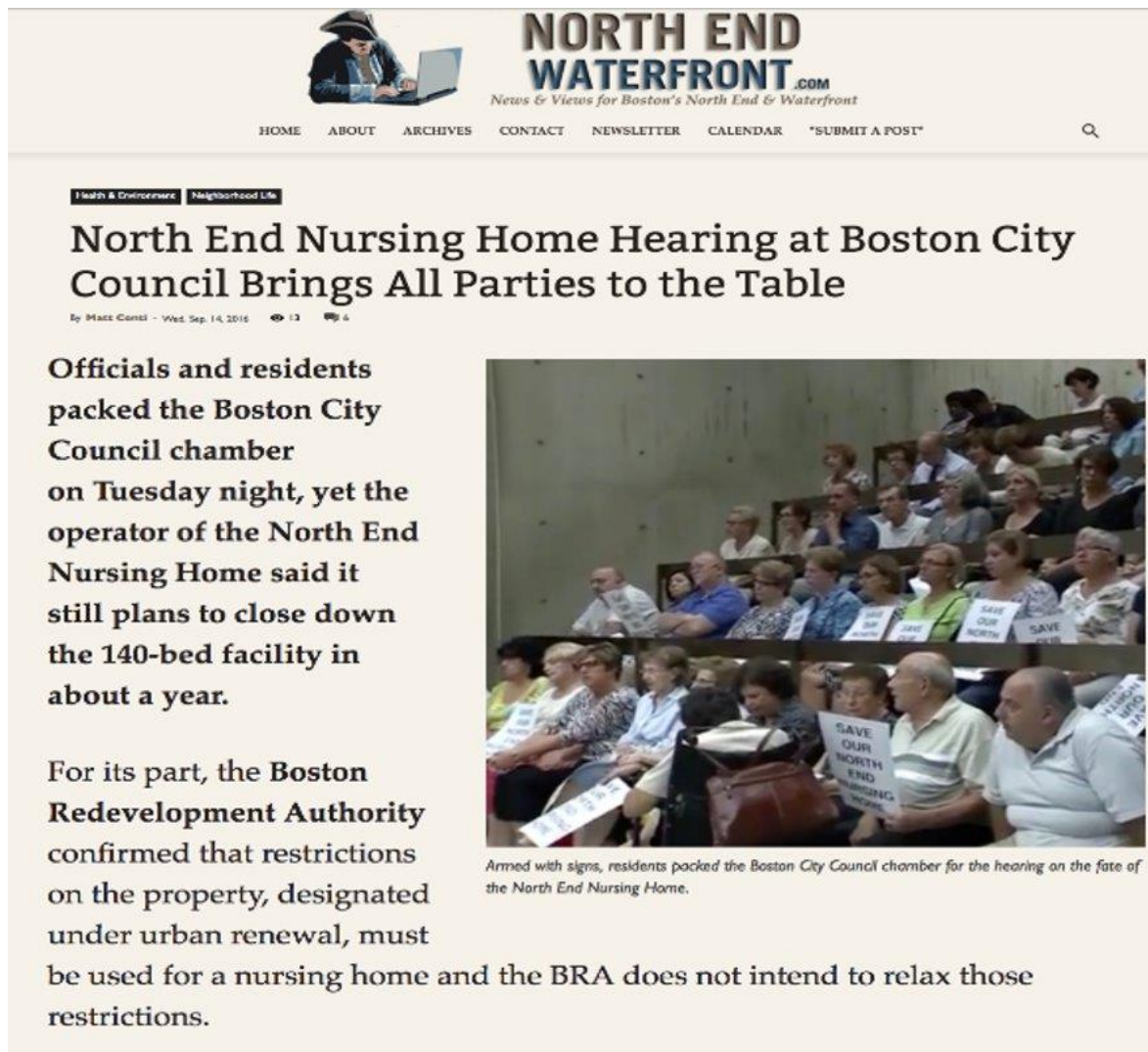
# 什麼是土地處置協議？

”

# 什么是土地处置协什麼是土地處置協議？

土地處置協議是買賣雙方就土地使用達成的合同。

示例：（右側）此土地處置協議允許在北端保留療養院。



**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 Costello - Wed, Sep 14, 2016

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.



Section 302: Improvements and Submission of Plans

a. The Property and the Improvements shall be used for the operation of a combined nursing home - long-term elderly health care facility. Said operation shall include the provision of the following:

- (1) Eighty (80) skilled nursing beds and sixty (60) intermediate care beds;
- (2) Adult Day Care Center for at least twenty-four (24) participants;
- (3) Title VII Nutrition Program: approximately eighty (80) meals per day;
- (4) Home Care Program: serving approximately seventy (70) patients; and

- 4 -

21959 192

- (5) Other programs for the benefit of the elderly residents of the City as may be approved by the Authority, which approval shall not be unreasonably withheld.

b. No sign shall be erected or placed on the exterior of any building on the Property, nor on any portion of the Property which is not enclosed within a building, unless the character, location, design, size, shape, form and lighting of such sign shall have been approved by the Authority in writing. Without limiting in any way the scope of the Authority's review, no sign shall be approved which does not meet the following standards. Signs may only be erected or placed upon the ground floor street facade of each store, if any, or other individual use. No signs will be permitted on awnings or marquee, if any, nor on projections, if any, over the sidewalk. All signs shall be belt type. Flashing, illuminated signs, exposed neon signs or signs other than those relating to businesses on the site, if any, shall not be permitted.

# Jenney Plaza J-1



to the streets that are open to the public.

## Section 302: Improvements and Submission of Plans

- a. The Property shall be used for rehabilitation of the buildings thereon into retail, restaurant, and/or general business with landscaping, park and the additional requirement of the Redeveloper to construct sidewalks and street alignments and improvements on India Street and two areas adjacent to the Custom House in accordance with all improvements to be built in accordance with the Final Working Drawings and Specifications and the applicable standards and controls of the Plan. The Authority hereby represents and confirms to the Redeveloper that the proposed use of the Property and the Final Working Drawings and Specifications are permitted by and conform to the Plan. The Authority will not object or impede the Redeveloper from seeking additional grants from others to help finance construction of the Improvements; however, in any event, the Redeveloper is required to complete the Improvements, both public and private, required by this Agreement and the Final Working Drawings and Specifications.



什麼是城市更新工具及其好處？

# 城市改造工具



城市改造工具和使用它們時所在的地區必須定期更新。在波士頓，波士頓市政廳和馬薩諸塞州住房和社區發展部必須對其進行更新：

上次於 2016 年 8 月更新  
下次將於 2022 年 4 月更新

## 1. 土地徵集

為完成某些公共和私人開發項目根據協定徵用房地產。  
徵用前必須先得到房主的同意。

## 2. 明確所有權

徵用房地產來明確所有權。對於項目融資很重要。

## 3. 縱向不連續性

通過徵用房產取得公共路段上方的空間權，從而保持並鼓勵在城市中設計多種類型的建築。

## 分區控制

### 1. 土地使用控制

用途、FAR、停車和專門針對每個城市改造處置地塊的設計限制。

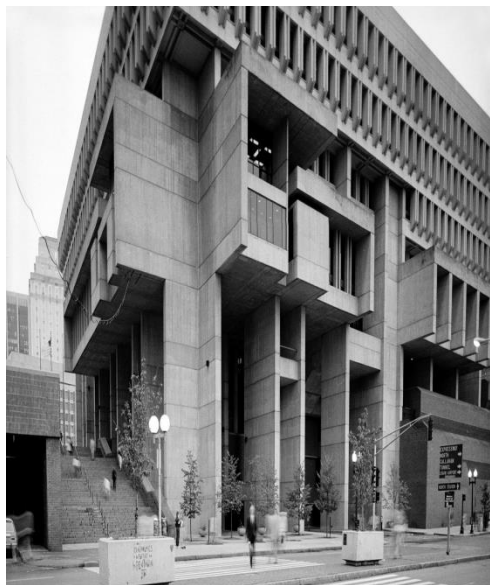
### 2. 城市改造重疊區（U 地區）

城市改造區域內特殊的分區區域。

### 住房經濟性限制

城市改造區域內的房產可能有經濟性限制。

# 城市改造的益處



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. 獨特的房地產收購方案/處置方案

城市憲章限制波士頓市只能為市政建設購置房產。BPDA 有權為實現進一步的政策目標收購地塊。

## 2. 能與租戶直接談判 (30B 特例)

在許多情況下，波士頓市需要運用 RFP 流程來修改租約條款。BPDA 可以直接與租戶進行談判，這樣就能讓土地租約和直接商業租約產生豐富的組合，幫助取得更大的公共利益。

## 3. 土地處置協議的執行和重新談判

LDA 限制可確保公共政策對某一特定的房產產生成效。UR 允許我們在公共政策目標發生變化時重新談判並利用這些限制。

## 5. 債券發行機構

能夠發行債券來購置和建造受收入限制的住房。

## 6. 保留用途和經濟適用住房

城市改造監管協議可以幫助保護某些特定的用途，例如藝術和文化。這樣，如果經濟適用性到期，就可以共同協商。

## 7. 保護/城市設計

城市改造限制可以保護建築物和/或鼓勵採用多種類型的建築。

## 8. 經濟發展/稅收優惠

能夠協助試點協議和/或其他稅收獎勵方案購置房產權益。





“什麼是城市更新行動計劃？”





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

BRA  
 3-13-16

- 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.

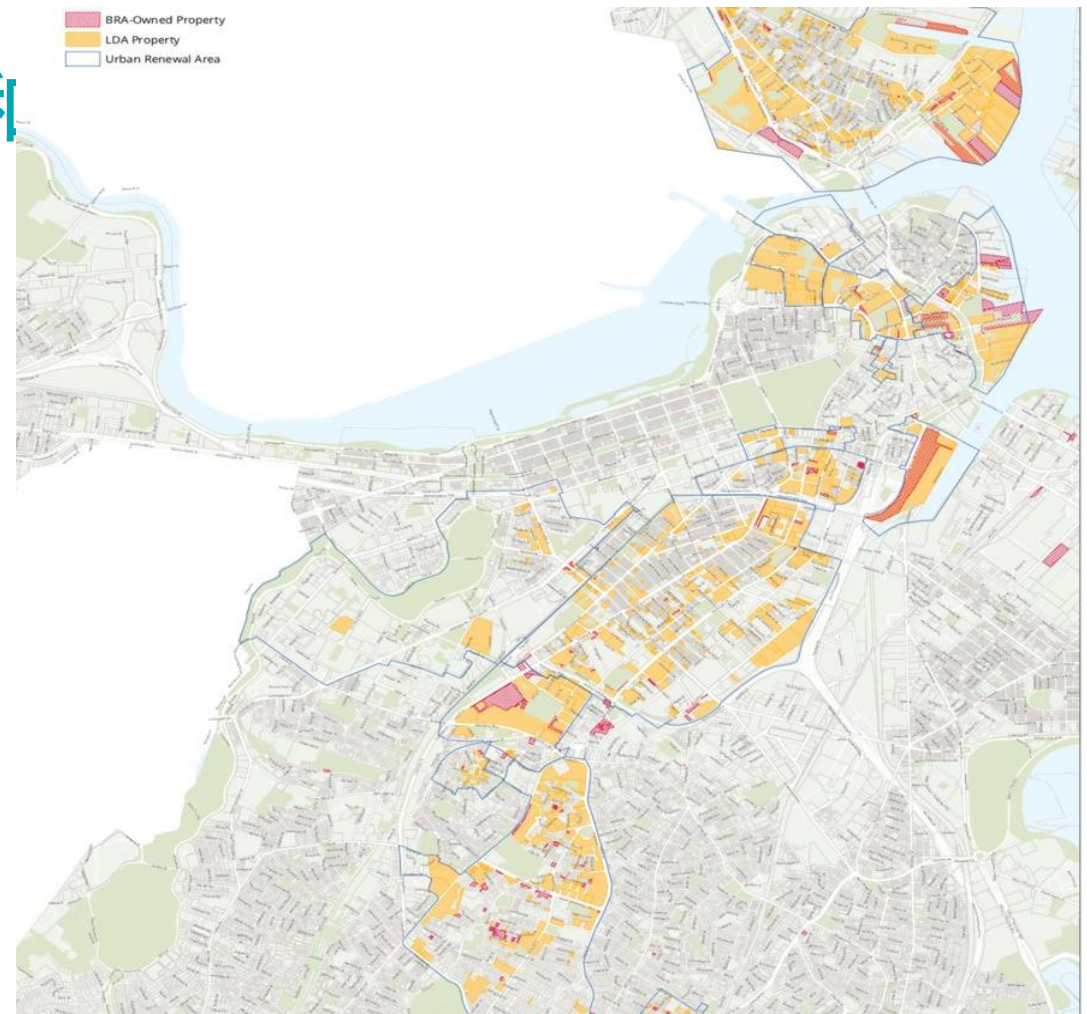
**ORDERED** That the City Council does hereby approve the extension of the term of the urban renewal plans listed below, to April 30, 2022, subject to the BRA action as outlined above:

1. Brunswick-King Urban Renewal Plan
2. Campus High School Urban Renewal Plan
3. Central Business District Boylston-Boston 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. Faneuil 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

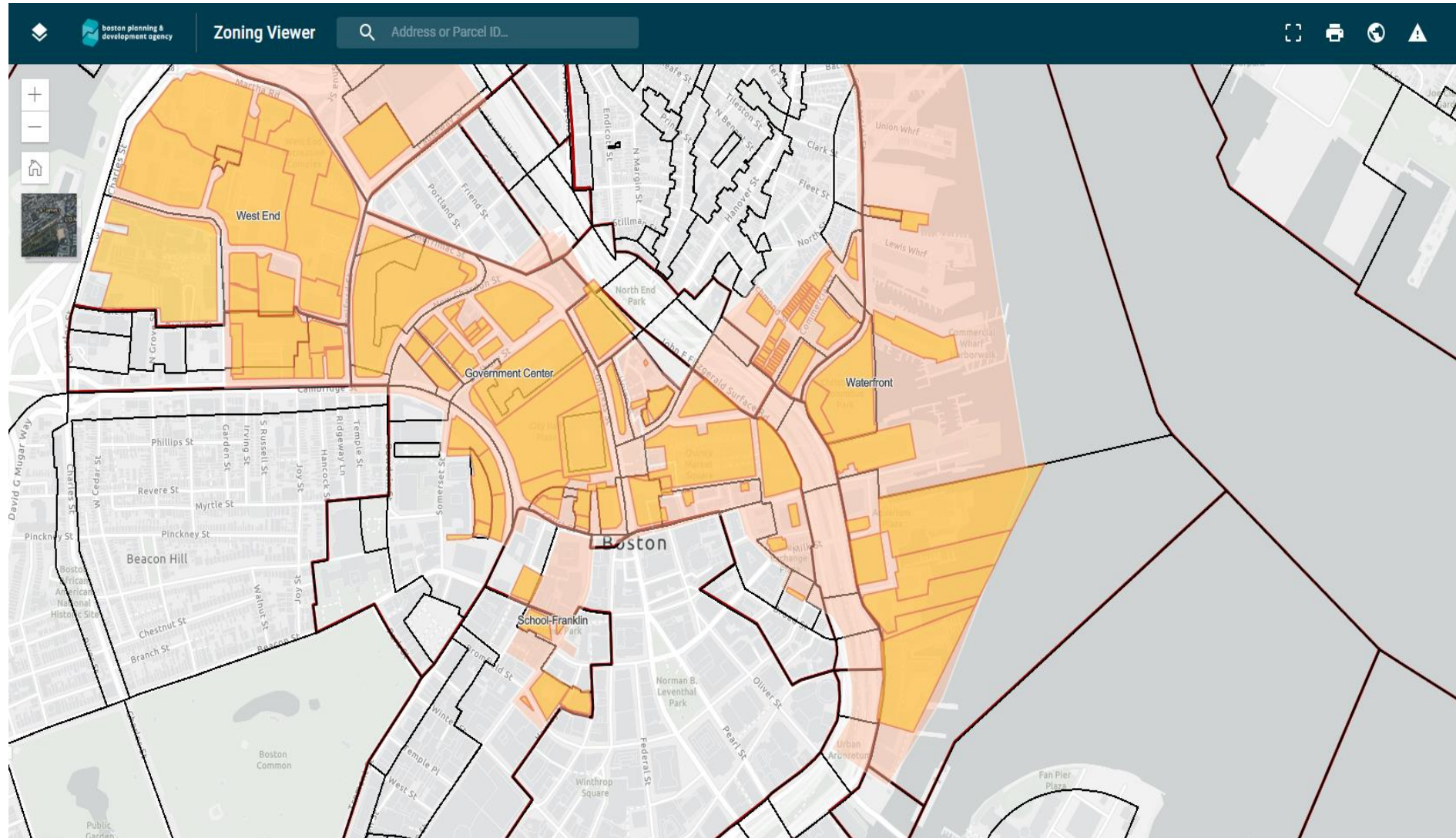
In City Council March 23, 2016 (read; year 13, page 5 (Jackson, Francis, Zakim))  
 Approved by the Mayor March 28, 2016.

Attest:   
 Maureen Tereby  
 City Clerk

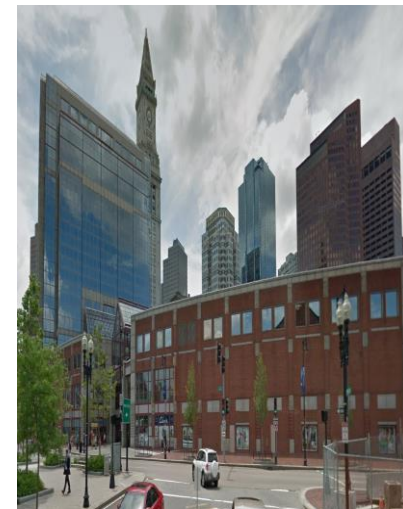
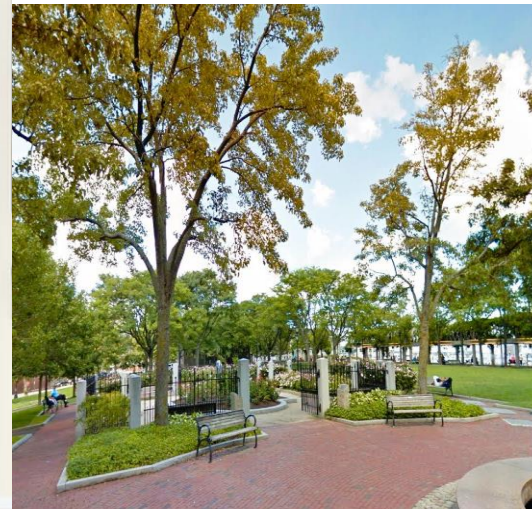
# BPDA 土地处置协议和 BPDA 自有财产清单



# 分区查看器上的城市改造







About



## 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.
- The Neighborhoods field refers to [BPDA neighborhood boundaries](#).
- The Status field provides information about whether a parcel is appropriate for development.
  - Developable:** The parcel is appropriate for development, and the BPDA may choose to issue an RFP to develop the parcel in the future. The uses, development guidelines, design

Report

Area of Interest

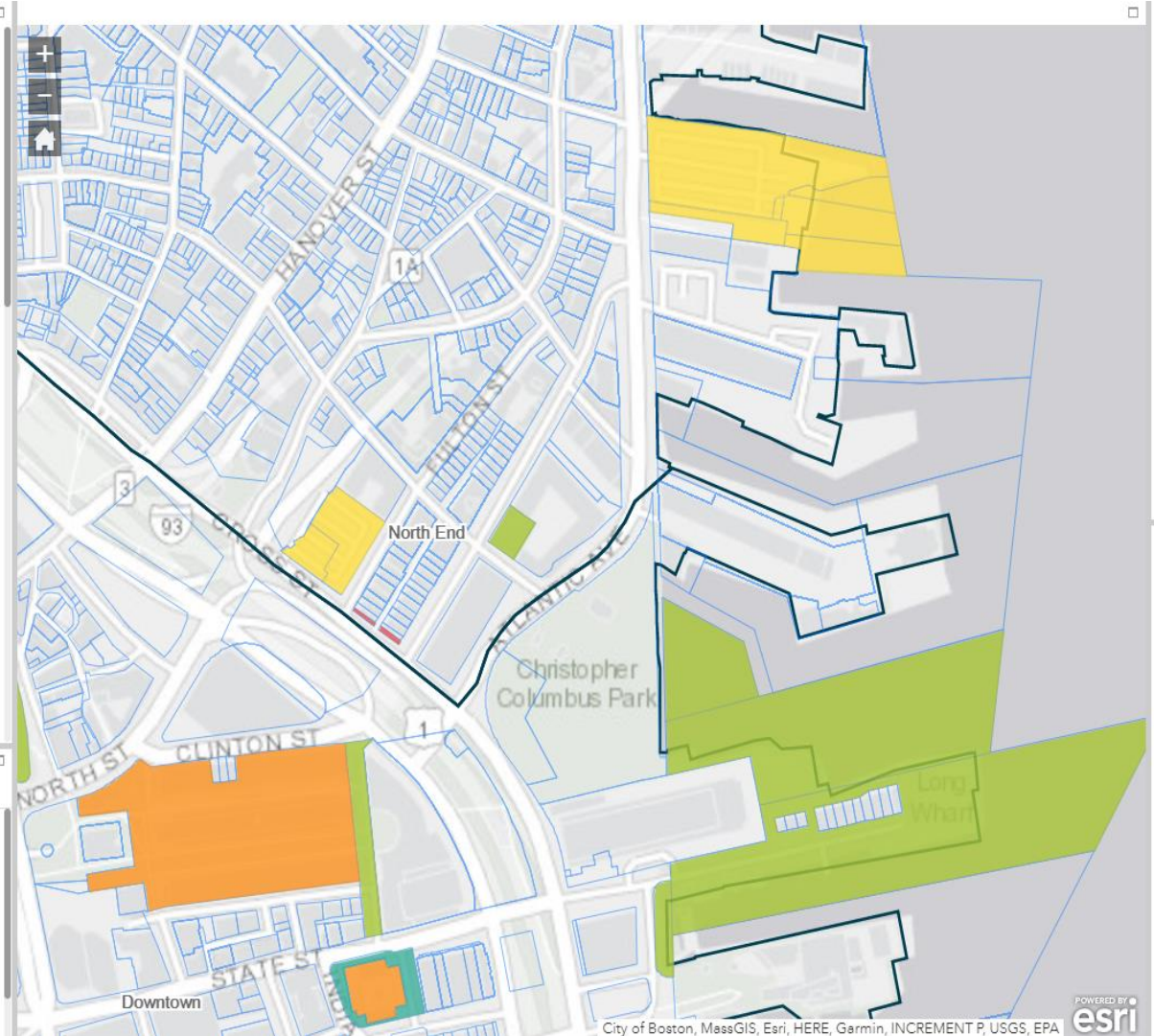
Select draw mode



Buffer distance (optional)

Show results within

0 Miles




Legend

### 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

### Assessing Parcels




Layer List

### Layers

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

City of Boston, MassGIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA



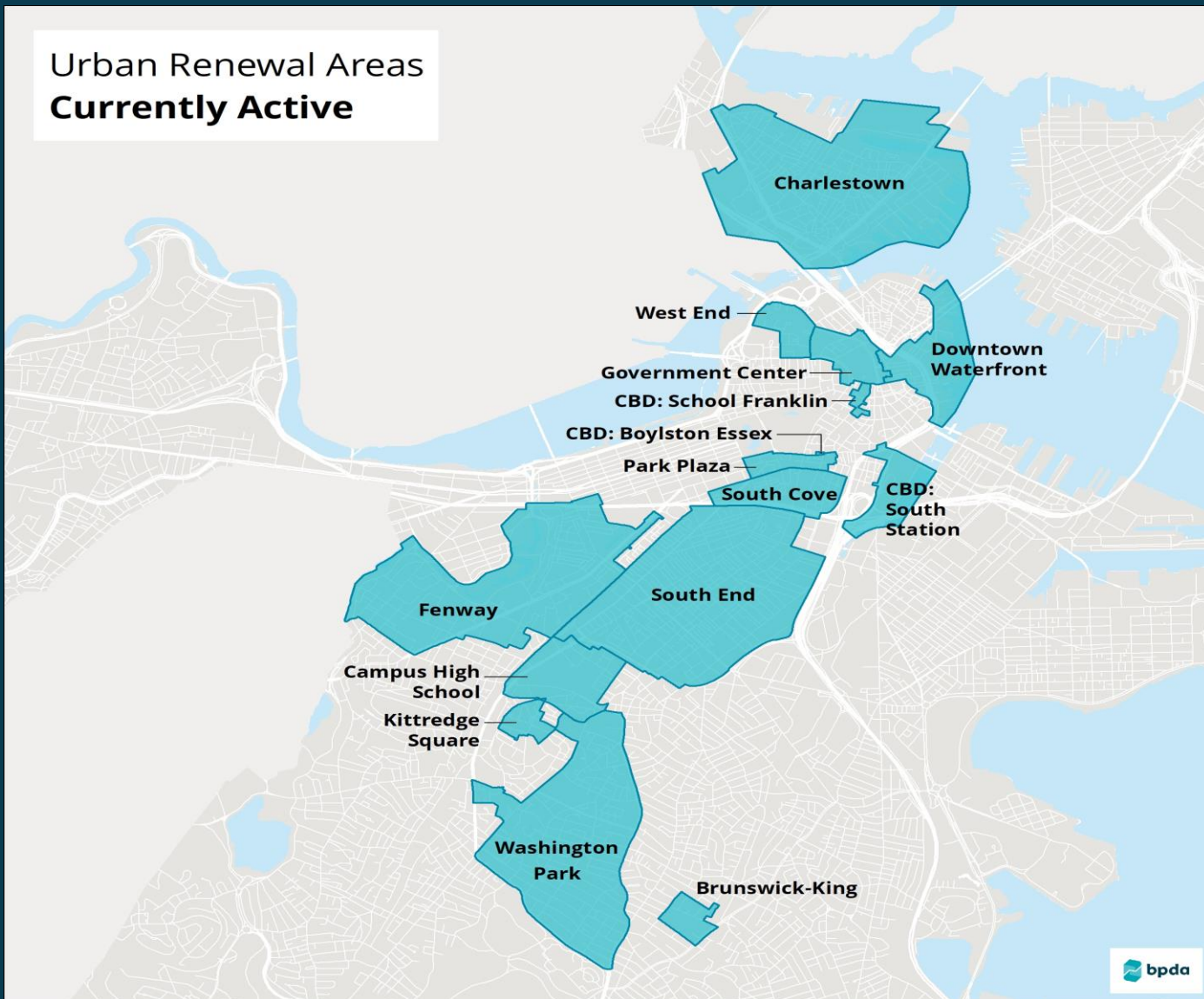




04.

# 2022年提案 公園廣場的 潛在日落

Urban Renewal Areas  
Currently Active



# 市中心海濱 - 法尼爾廳



自有物業



監管限制



所採取的行動



反饋



**boston planning &  
development agency**

### **Urban Renewal Plan Area Update**

Below is a list of the urban renewal BPDA Board actions that have occurred since the 2016 extension. In total there have been 13 urban renewal related actions. The BPDA uses its urban renewal tools in the Downtown Waterfront-Faneuil Hall area predominately to facilitate redevelopment, to protect desired community land use controls and to ensure public access to the waterfront.



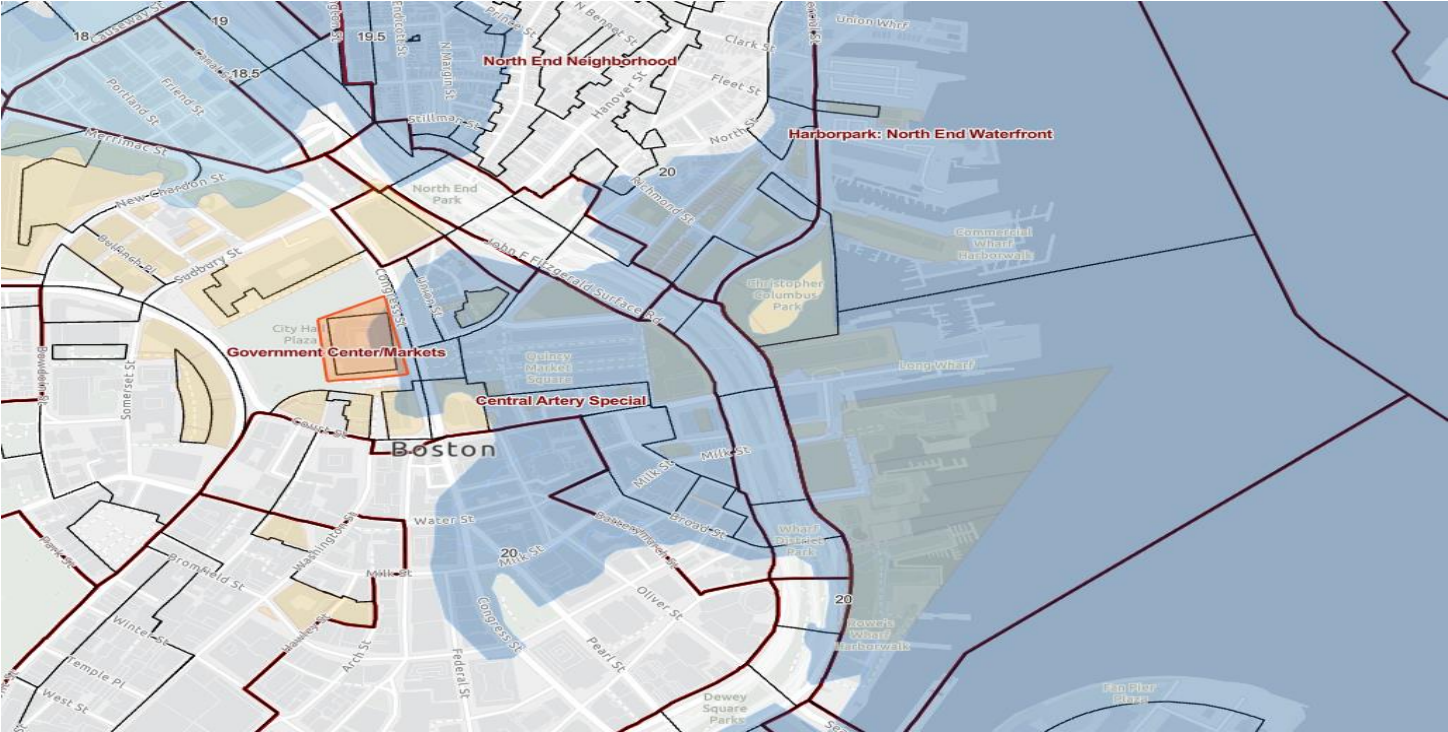
9/2020	Order of Taking, Execute Deed and LDA	Request authorization to adopt an Order of Taking for parcels of land located in India Street and Franklin Street within Parcel D-7 (a/k/a Block 214, Parcels 1 & 2) to adopt a Confirmatory Order of Taking for parcels of land in Well Street within Parcel D-7; and to execute a deed to BRG 55 India, LLC for said parcels, a Land Disposition Agreement.
10/2020	Petition the PIC, Order of Taking, Execute Deed & LDA	Request authorization to co-petition the Public Improvement Commission for the discontinuance of portions of John F. Fitzgerald Surface Road; to adopt an Order of Taking for parcels of land located at in John F. Fitzgerald Surface Road within Parcel D-7 (a/k/a Block 214, Parcels 1 & 2) and, to execute a deed to BRG 55 India, LLC for said discontinuance parcels, a Land Disposition Agreement.

# 推进计划目标

想象波士顿2030  
计划：市区  
斯图亚特街研究  
多元化，公平与包容  
交通运输  
Covid 19因素



# 气候适应力和环境目标





城市更新工具如何影响气候适应力？



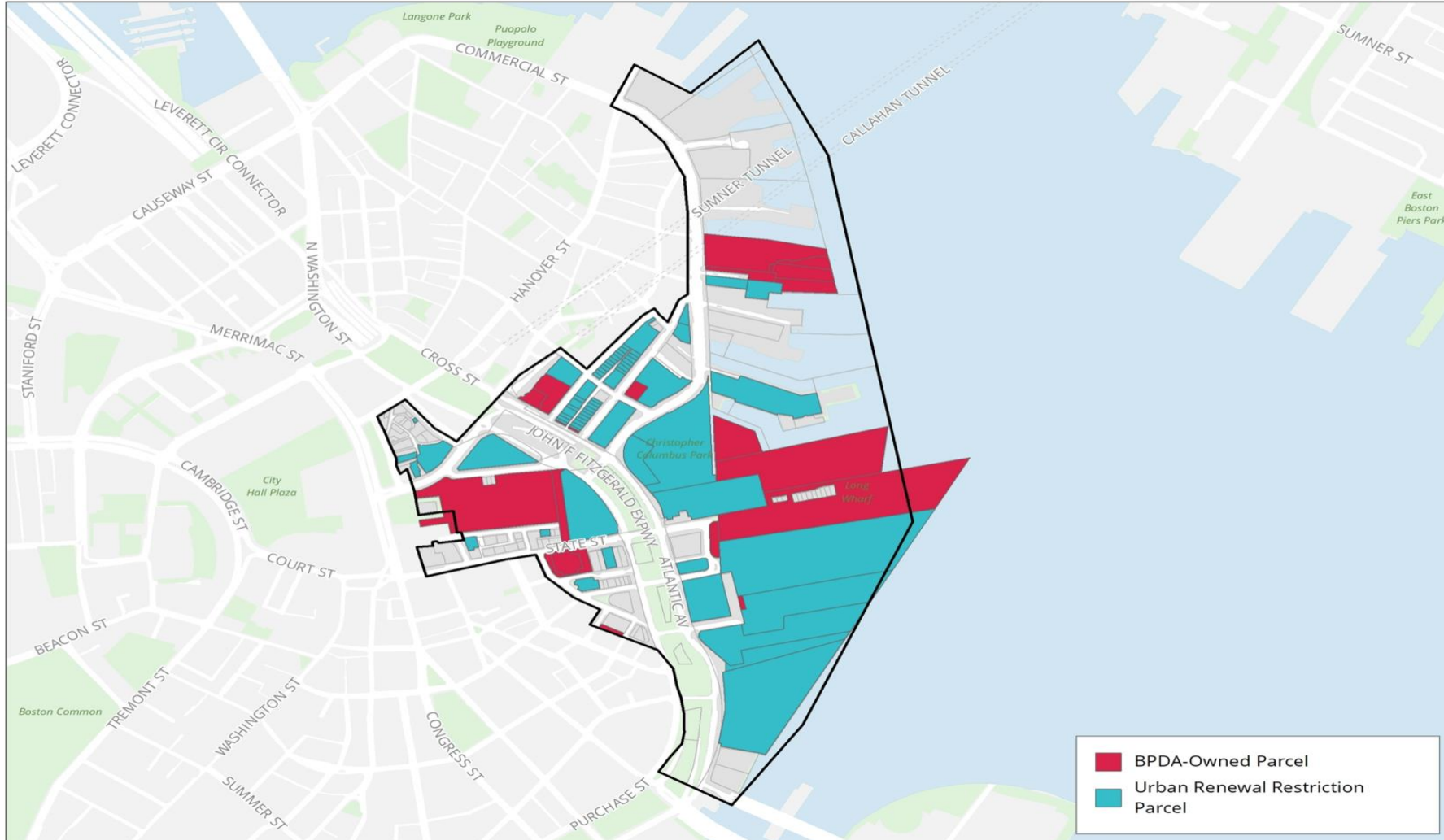
## 城市更新用例：

- 提高街道、公共道路、廣場和財產的高度，以限制沿海洪水氾濫。
- 雨水儲存和基礎設施的整合。
- 路基條件的結構加固以限制風暴潮。
- 為遮蔭和防風結構改變建築外牆。
- 運輸和機動性改進。
- 如果需要進行土地交換，則需要進行產權清關。





# Downtown Waterfront Urban Renewal Area



The BPDA continues to be active in the planning and disposition of the parcels it owns. Below is a comprehensive list of those 21 properties remaining in our inventory:

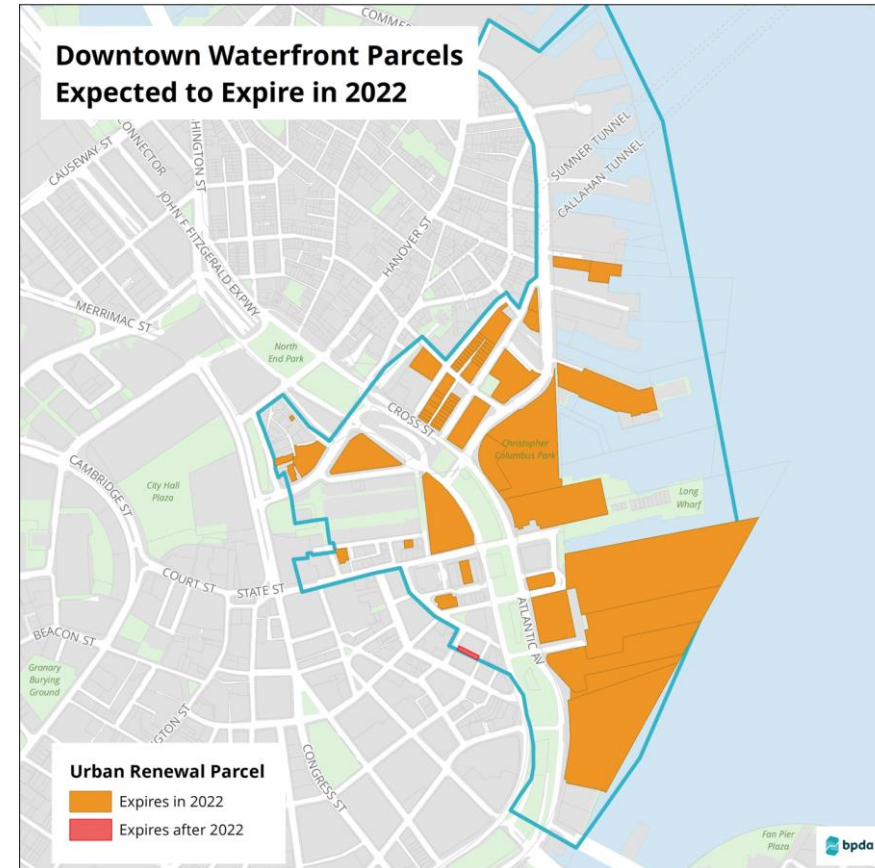
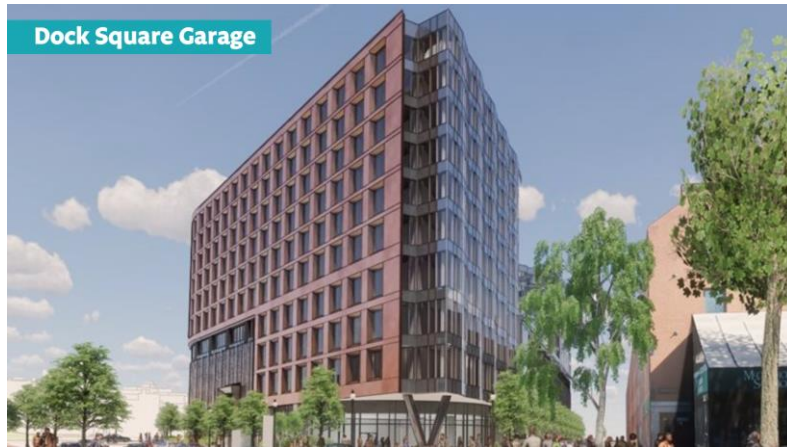
Urban Renewal Area	Assessing ID	Address	Lot Size	Use	Status	Review
DTWF Portion of Parcel B-3	0303036000	0 EASTERN AV	25550	Parking	Parking lot	Sargent's Wharf
DTWF Portion of Parcel B-3	0303035000	0 EASTERN AV	20568	Parking	Parking lot	Sargent's Wharf
DTWF	0302982010	0 E INDIA ROW	2371	Open Space	Open Space	Walkway at Harbor Towers
DTWF Parcel B-3	0303030500	269 COMMERCIAL ST	17218	Parking	Parking lot	Parcel B-3 Sargent's Wharf
DTWF	0303792000	0 STATE ST	22926	Open Space	Open Space	Walkway at Faneuil Hall
DTWF	0303822110	3 MCKINLEY SQ	18451	Commercial	Ground Leased	Leased to Marriott Ownership Resorts

# 市區重建限制

- 72 受監管限制的包裹，不包括 BPDA 自有的租賃財產。



# 即将到期的限制



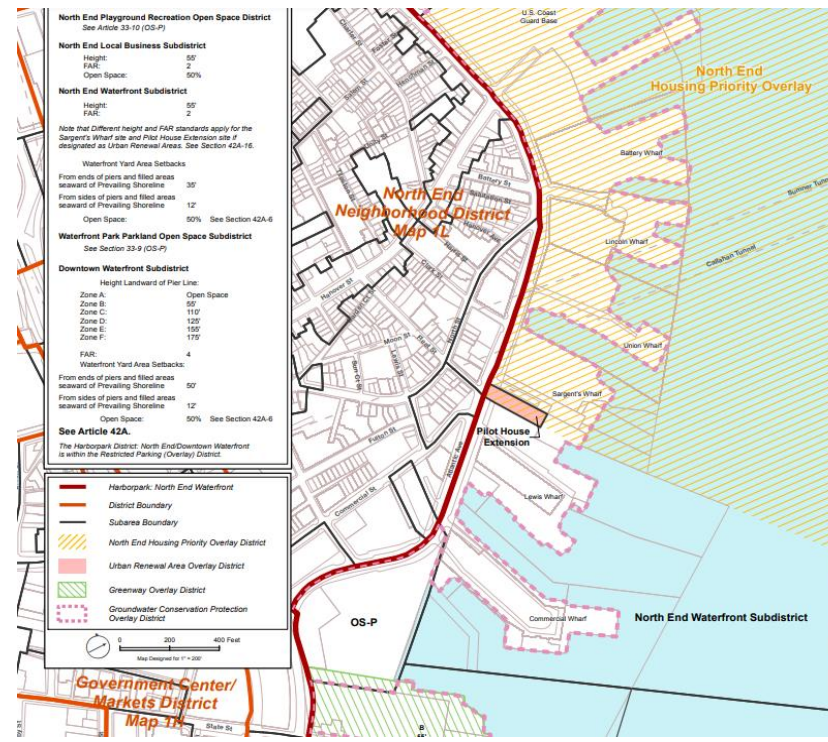
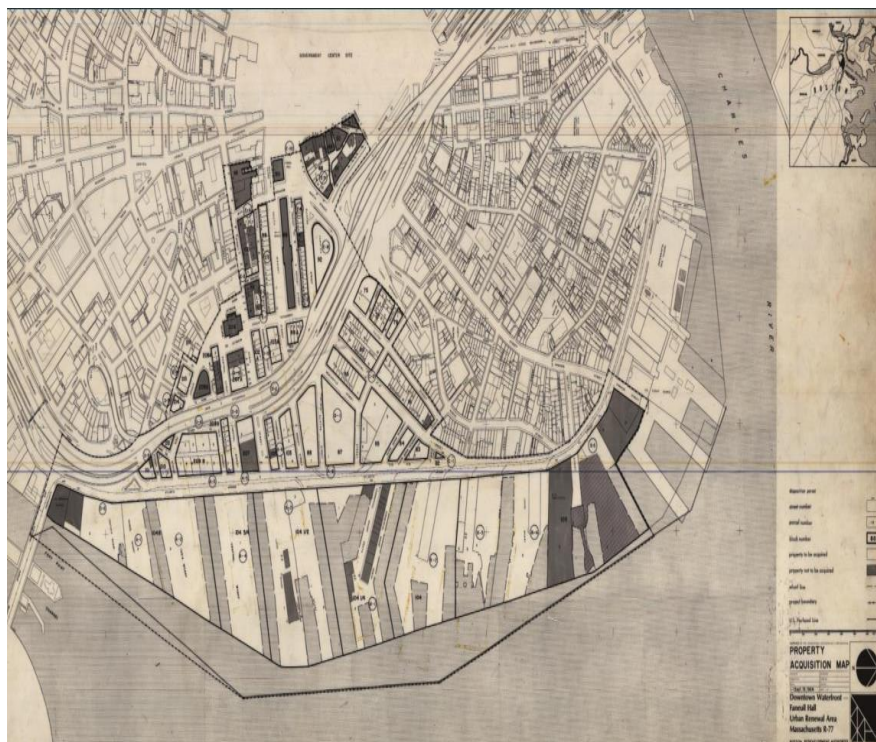


除了 LDA 之外，还有哪些其他限制？



# 康復協議





# 剩餘目標





- 重新开发萨金特码头，考虑到它目前用作停车场。
- 考虑到它目前用作停车场，重新开发 Cross/Fulton 地段。
- 与 Marketplace Center 和 Quincy Market 的地面租户合作，以实现计划的目标，同时在升级时包括保护具有历史意义的财产。
- 继续维护长码头的基础设施和经济活动，同时保持公众进入水域边缘和海港群岛的通道。
- 为了保护公共道路、公园、广场，包括私人拥有的公共空间 (POPS)，以鼓励行人利用开放空间。
- 与 Harbour Garage 的开发商合作，按照计划重新开发 Parel。
- 使用征用域进行包裹组合的产权清关，这对于气候恢复措施的土地交换尤其重要。
- 使用城市更新工具来帮助执行规划和计划，即波士顿 2030/Plan:Downtown。



# 问题和答案



**boston planning &  
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為什麼城市更新只在波士頓？



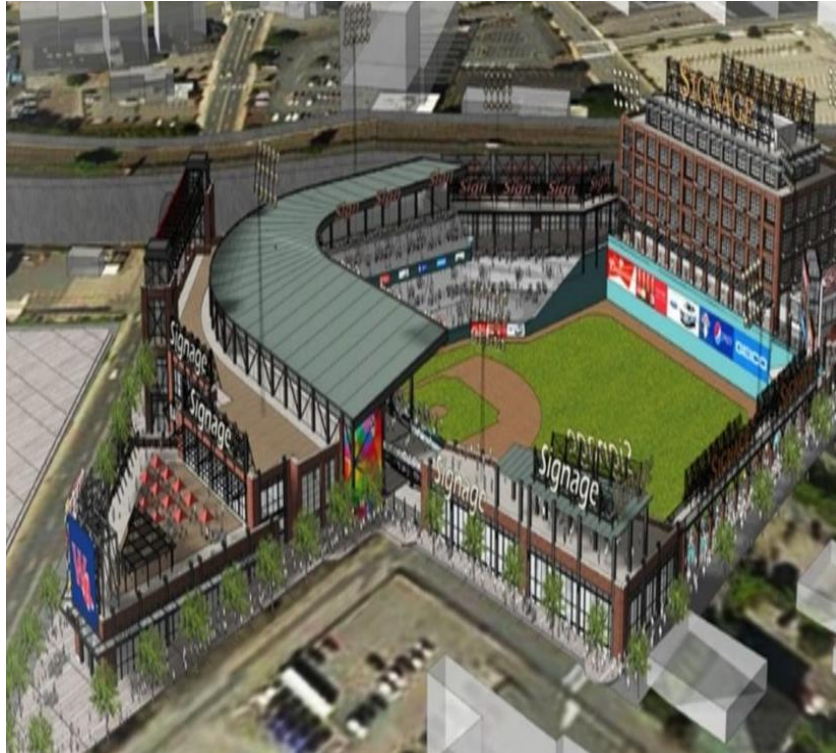


Commonwealth of Massachusetts  
**DEPARTMENT OF HOUSING &  
COMMUNITY DEVELOPMENT**  
Charles D. Baker, Governor ♦ Karyn E. Polito, Lt. Governor ♦ Jennifer D. Maddox, Undersecretary

**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年市區更新



“為什麼城池不能直接使用徵域？”

- 波士頓市公共設施擁有僅適用於市政目的（即公共設施）的徵用權。
- 城市權力不擴展用於私人或經濟發展目的。
- 該市沒有能力在 U 分區內清除所有權或簽訂監管協議。
- 波士頓規劃和發展局是波士頓市的規劃和發展部門。





“如果計劃終止，土地處置協議會怎樣？”





- 要求和限制不復存在，不能強制執行或轉移到其他機構。



# 回顧



**boston planning &  
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- 規劃——規劃中的子區域限制、土地使用和設計審查要求。
- 監管協議/土地處置協議/修復協議——維護公共利益/槓桿以獲取最大的公共利益或設計審查。
- BPDA 自有物業 – Sargeant's Wharf、Cross/Fulton Street 停車場和其他出租物業的未來規劃。
- 城市更新工具——氣候適應力/地塊的未來再開發。

