



Urban Renewal: Downtown Waterfront – Faneuil Hall

November 21st, 2019



**boston planning &
development agency**

Urban Renewal Area Agenda

1. Introduction
2. Urban Renewal Background
3. Urban Renewal Action Plan
4. Land Disposition Agreement Inventory
5. BPDA Owned Land Inventory
6. Community Feedback



1.

Introduction:

Why Are We
Here?



**boston planning &
development agency**



2016 Urban Renewal Extension

- In 2016, the Commonwealth's Department of Housing and Community Development (DHCD) [approved a six-year extension of the Boston Planning and Developments Urban Renewal powers](#), which are seen as an important tool for planning and economic development.
- As we enter the mid-way point of that extension the agency is coming out to all 16 Urban Renewal Areas to update the community on their actions and gain feedback into the future of each plan area.
- This is the first phase of that community process.



Who Am I?

Hi !

Christopher Breen

Special Project Manager

Department Director's Office

Under direction of the Senior Policy Advisor, 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.

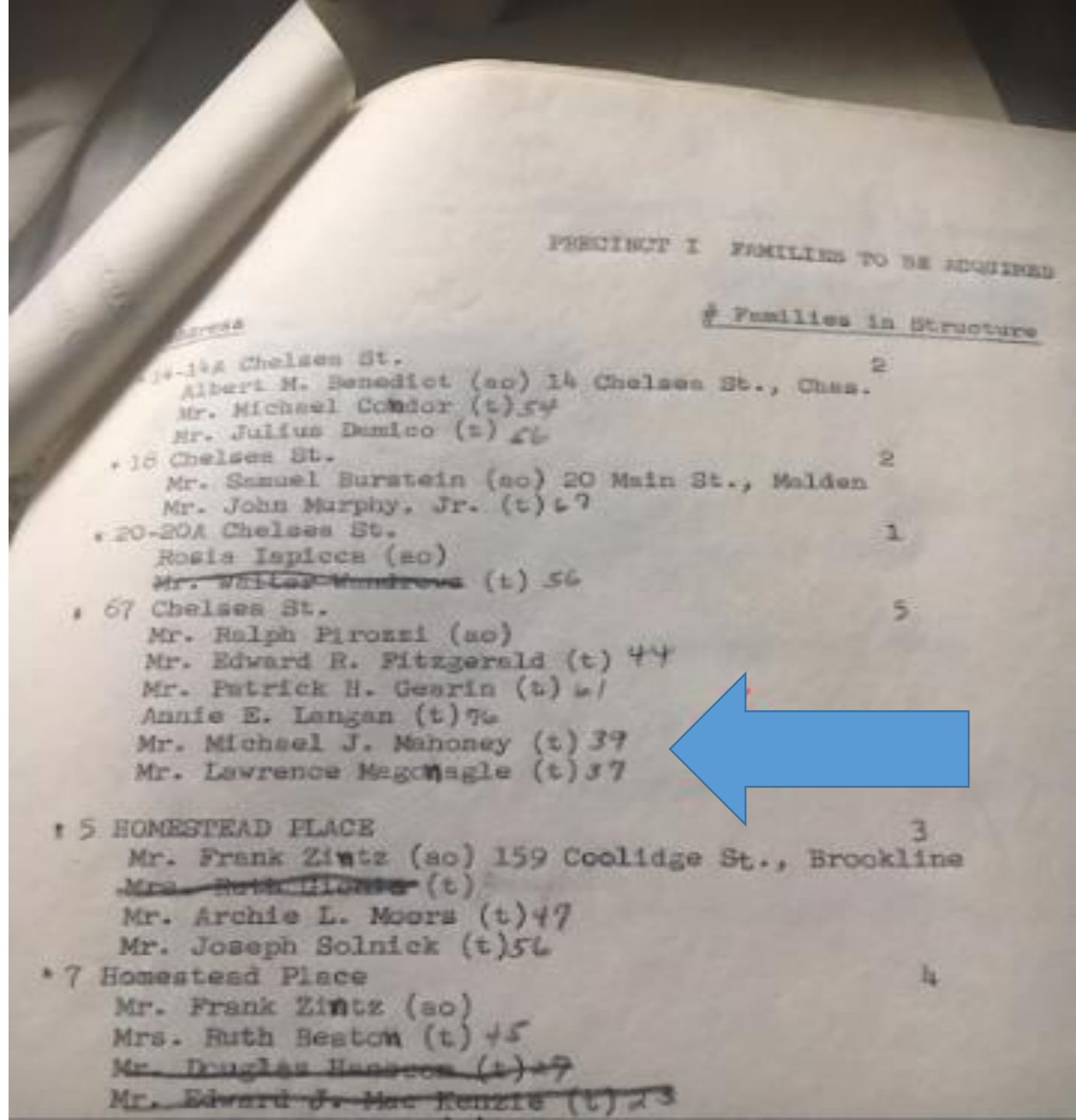
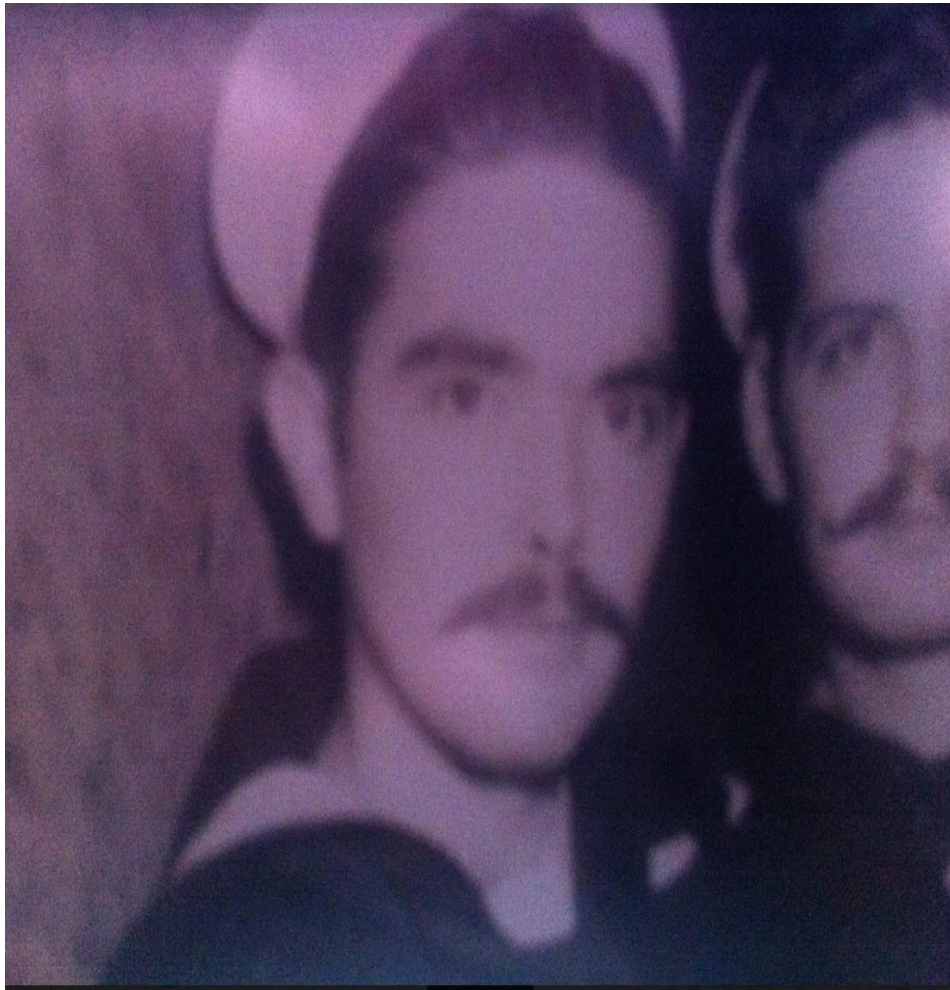


Contact

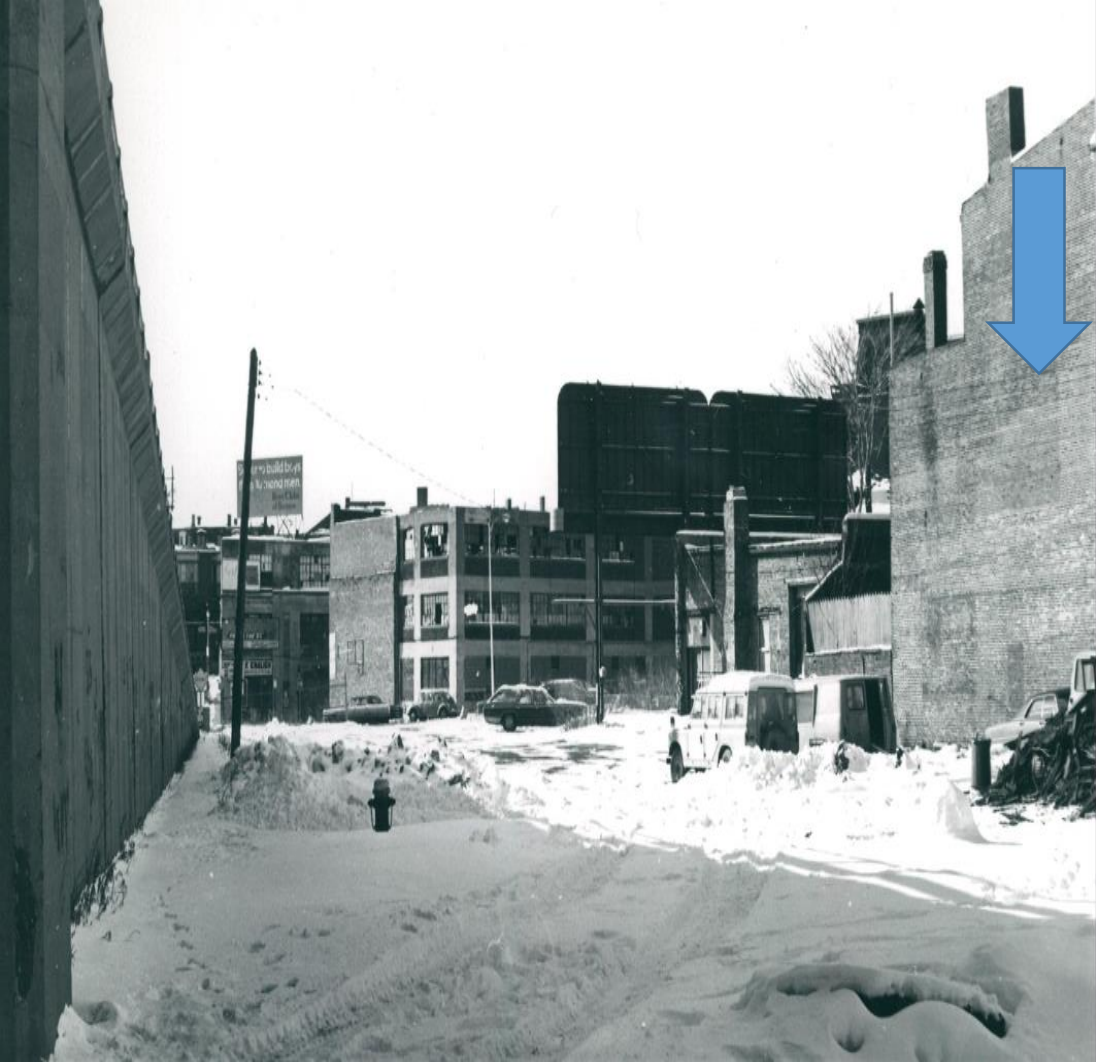
✉ chris.breen@boston.gov

☎ 617.918.4202

My Background



My Background



How Urban Renewal Affected My Life:

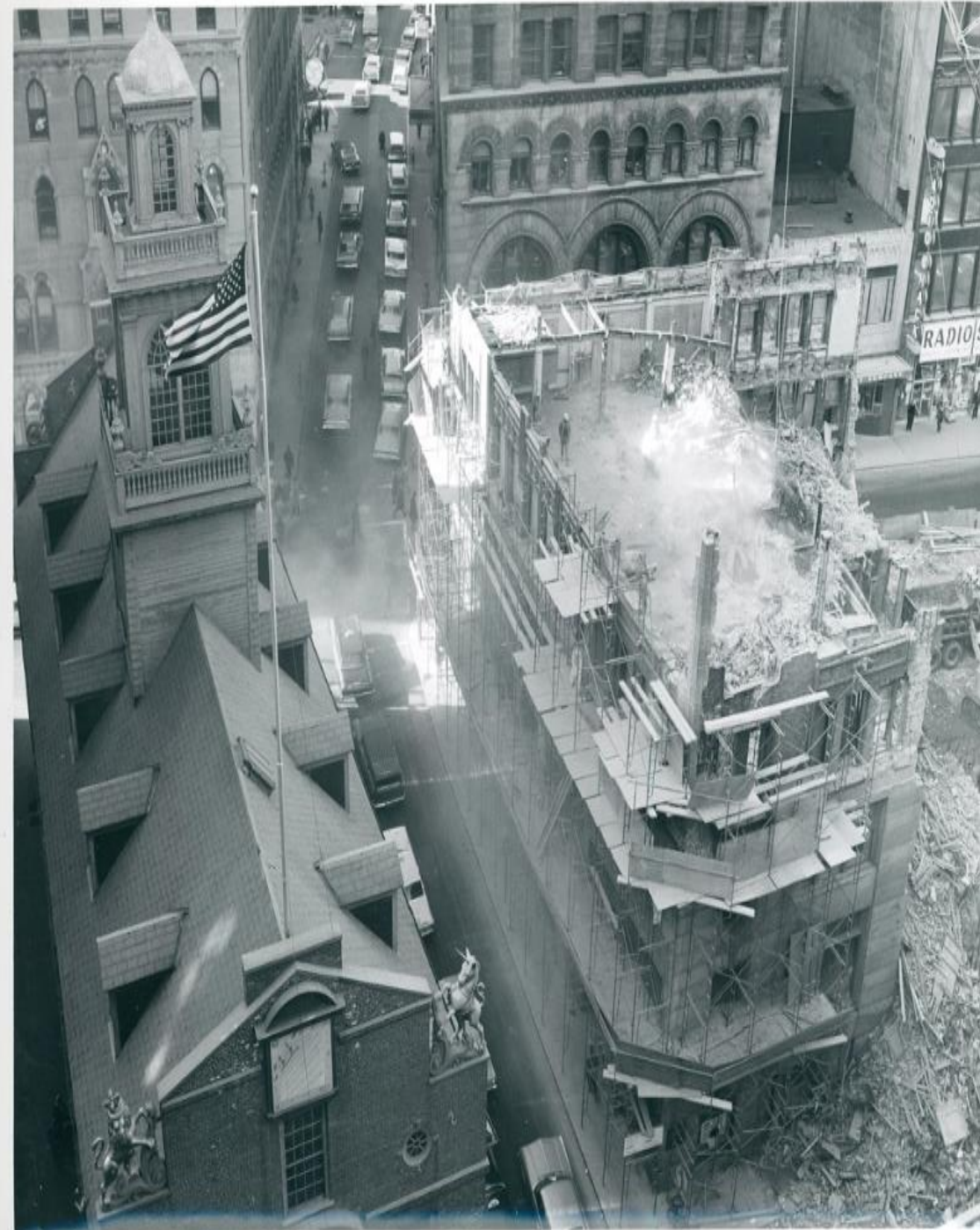


My Background:



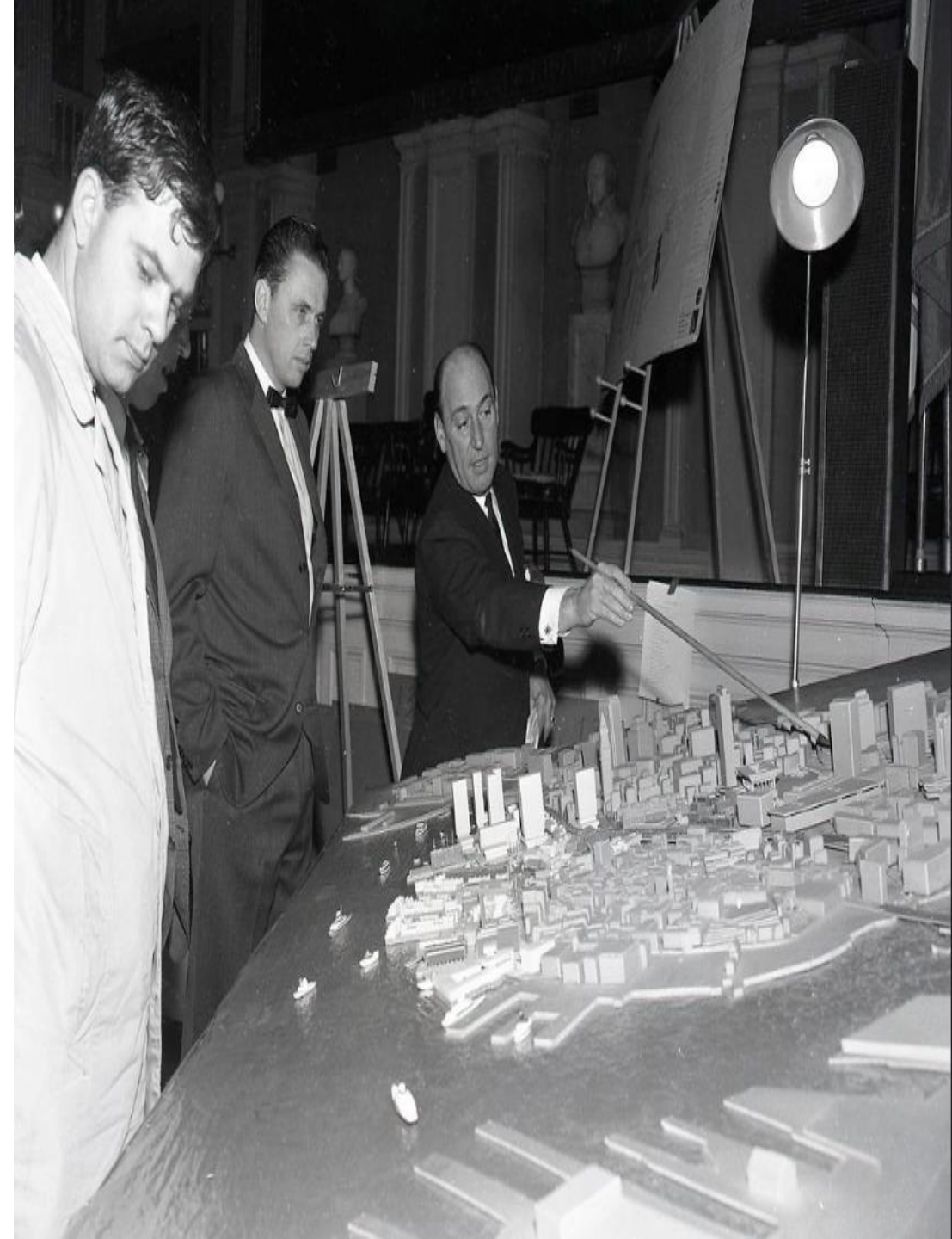
**boston planning &
development agency**

Background: From Authority To Agency



BRA

- Established in 1957 by the City Council and Massachusetts Legislature to assume and expand the powers of the Boston Housing Authority beyond public housing and into the Boston Redevelopment Authority.
- In 1960, by another act of the Massachusetts Legislature, the City Planning Board was merged with the BRA.



BPDA

- Effective October 20, 2016 the BRA commenced doing business as the Boston Planning and Development Agency.
- Since 2014, the BPDA has helped create 100,000 jobs and 6,000 income restricted residential units in Boston.
- Housing linkage contribution is approximately \$61.6 million dollars.
- Job linkage is approximately \$13.5 million dollars.

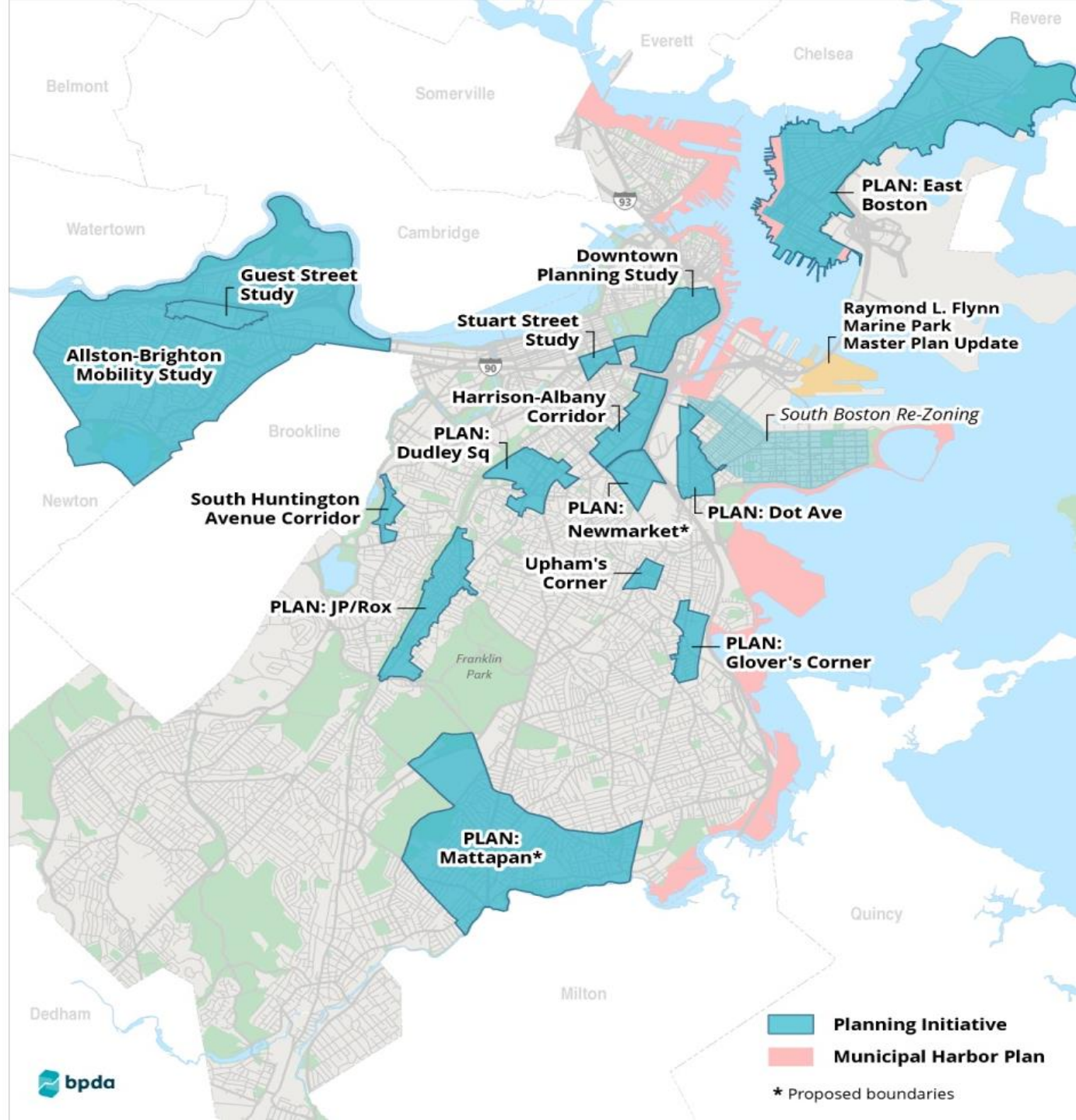


2019: City Wide & Community Planning Studies

IMAGINE
BOSTON 2030



**boston planning &
development agency**



2019 Urban Renewal Community Engagement



**boston planning &
development agency**

Urban Renewal Community Engagement - Phase 1

Brunswick -
King

Park Plaza

Kittredge

North
Station

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

- What is the importance of the Plan and subsequent Land Use Restrictions to the Community? (Can they be used to protect against overdevelopment?)
- Should there be boundary changes?
- Should we need integrate climate resiliency, Imagine Boston or other community planning goals into the current Urban Renewal Plan?
- Can we use our properties to benefit the community?



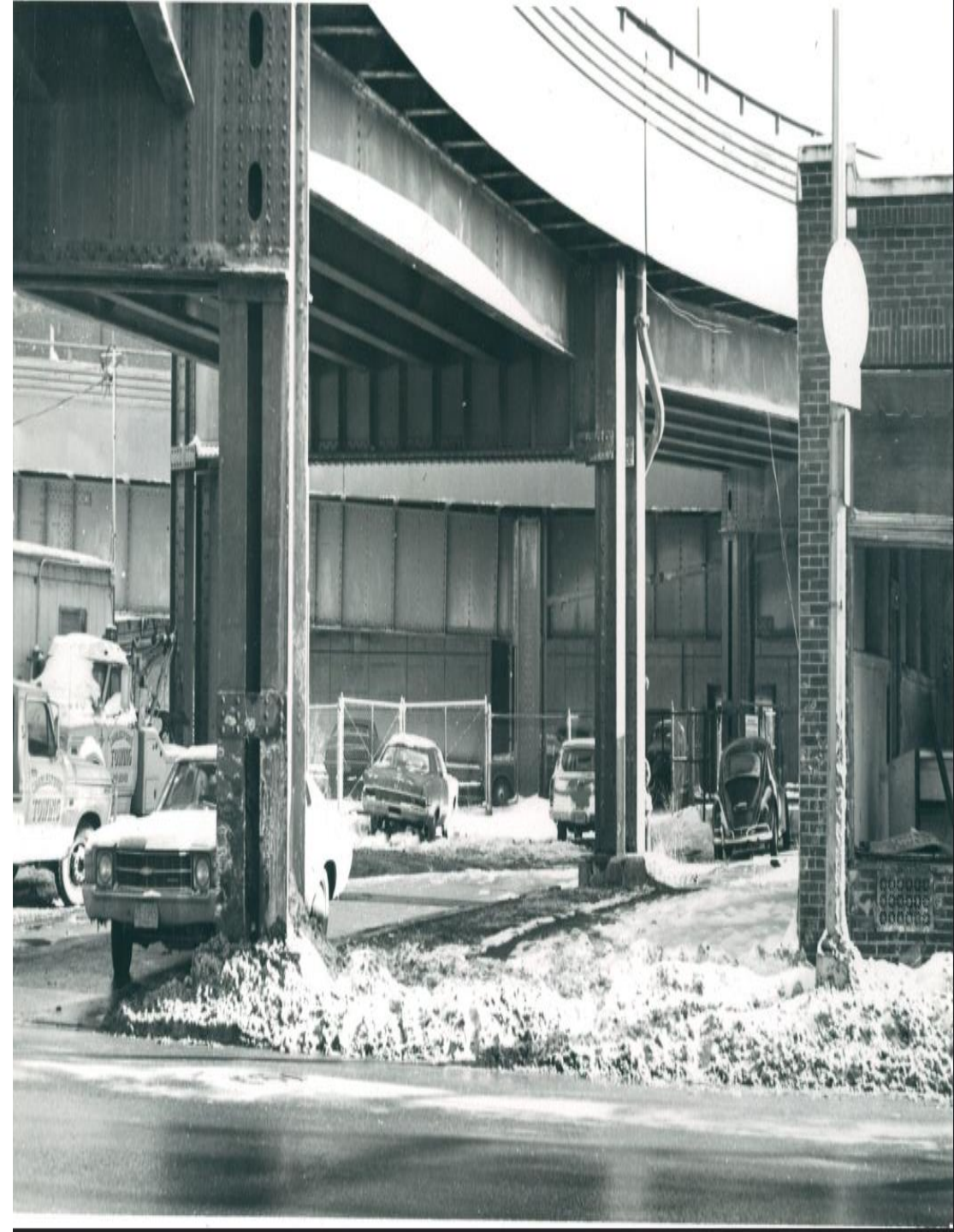
2. Urban Renewal Background



**boston planning &
development agency**

Setting the Stage: 1930 - 1949

- Cities suffer from lack of investment during “the Great Depression”.
- Immigrants begin arriving into US cities from Europe in great numbers.
- Federal Government policies begin to promote suburban sprawl for middle class.
- Financial Institutions engage in ‘Redlining’ practices.
- Cities begin bleeding middle class residents into the suburbs following World War II. (GI Bill and Baby Boom)
- Rise of the Automobile and creation of US Highway system. (1926-1956 Central Artery, RT.1, Mass Pike, RT. 128, Proposed SW Corridor, Inner Beltway I-695, Boston Common Parking Garage)
- Industrialization of cities slows creating a lack of jobs.



Urban Renewal Origins

- Urban Renewal dates back to the American Housing Act of 1949, when the Federal Government began to invest great sums of money to redevelop cities that were rapidly declining after World War II.
- Early Urban Renewal efforts attempted to tackle widespread blight by assembling land to develop massive infrastructure and public facilities often at the expense of poor residents.



Boston from 1950-1960

- From 1950 – 1960 Boston lost 13% of its population.
- Loss of 48,000 jobs in manufacturing and 14,000 downtown jobs. Contributing to an 8% drop in city-wide employment. (Greater Boston Jobs increase by 22%).
- Boston has lowest median family income of the nations 7 largest metropolitan areas.
- Boston population is 90.2% Caucasian and 9% African American (0.8% Other).
- Mayor Curley lowers taxes in neighborhoods and increases the tax rate downtown to \$101 per 1000 assessed value higher than most US cities.
- In 1959, Moody's had downgraded the cities bond rating from A to Baa which is near Junk Level. Leaving Boston on the brink of bankruptcy.



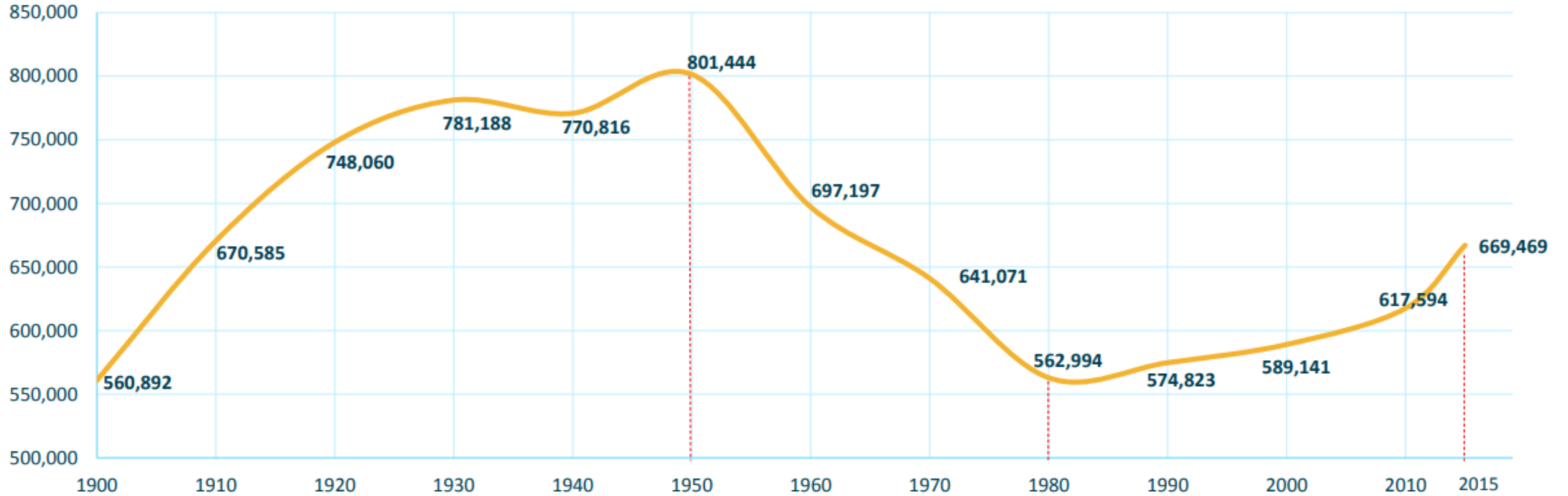
Quotes of the time

- “Boston is like an apple with a shiny skin, rotten at the core” – (Robert Ryan, pioneered the industrial park concept - 1950).
- “Is Boston worth saving? The streets are choked with traffic, vast jungles of blighted housing, faded business districts...Is it worth the effort to change this?” – (Christian Science Monitor – 1960)



Boston 1950 - 1980

Boston's Population (1900-2015)



North End/Downtown 1960

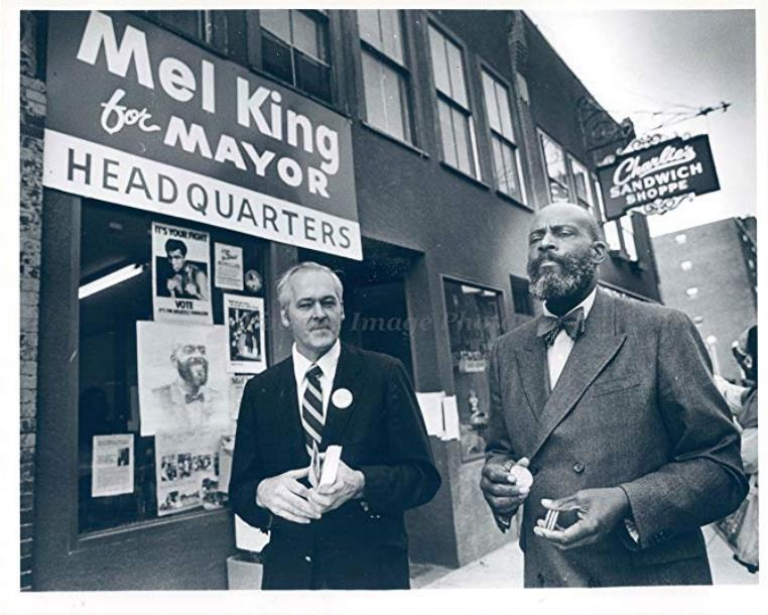


1960	Total occupied	Owner occupied	%	Renter occupied	%
United States	53,023,875	32,796,720	61.9%	20,227,155	38.1%
Massachusetts	1,534,985	857,436	55.9%	677,549	44.1%
Boston	224,704	61,243	27.3%	163,461	72.7%
Allston	5,156	735	14.3%	4,421	85.7%
Back Bay	8,741	569	6.5%	8,172	93.5%
Beacon Hill	6,143	603	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%

Urban Renewal :

1954 - New York Streets

1957 - West End



**boston planning &
development agency**



52962-10

Ed Logue Leads BRA in \$90 Million Dollar Redevelopment Effort

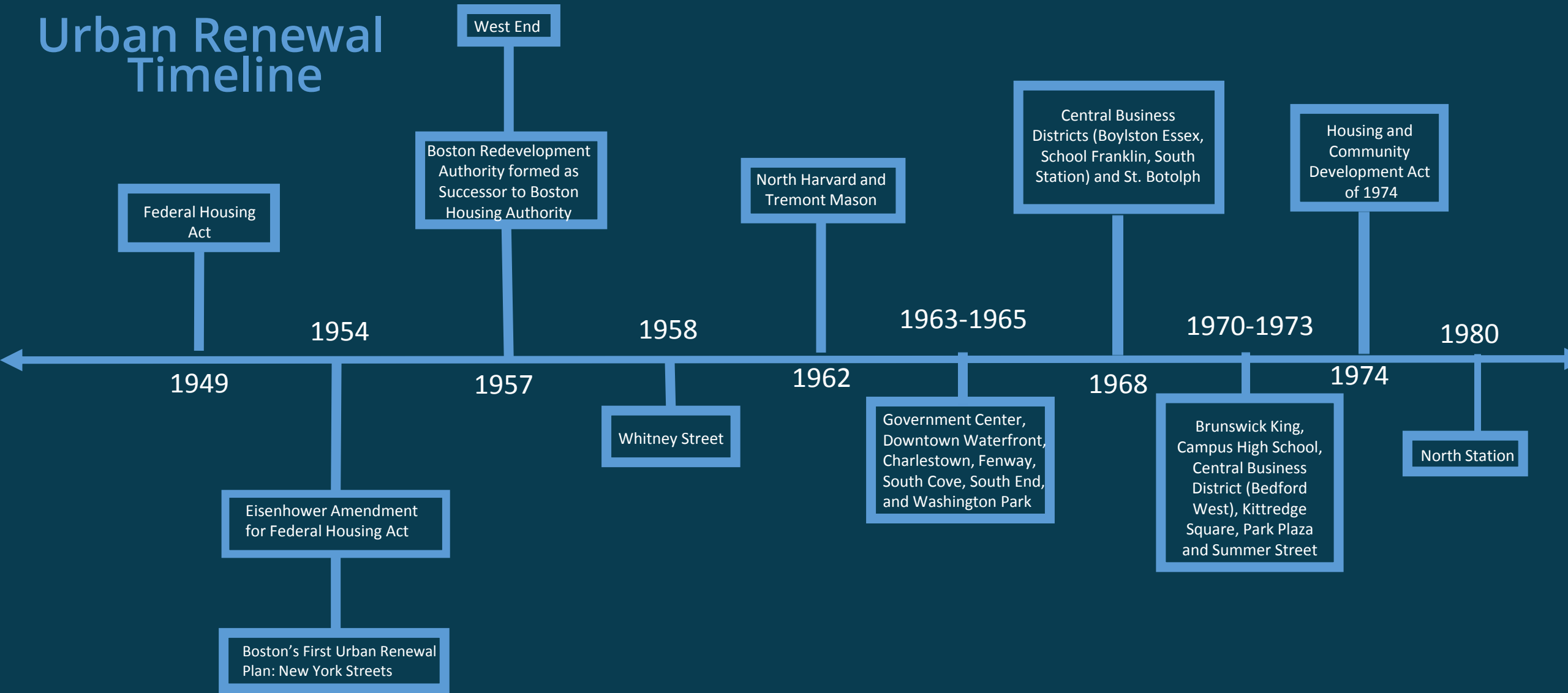
- Learned over time the importance on creating a city fabric that mixed the historic with modern.
- Sought to create cities that were more just and equitable by improving the quality of housing and learning over time how to minimize displacement.
- Sought to create more interracial and mixed income communities.
- 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.



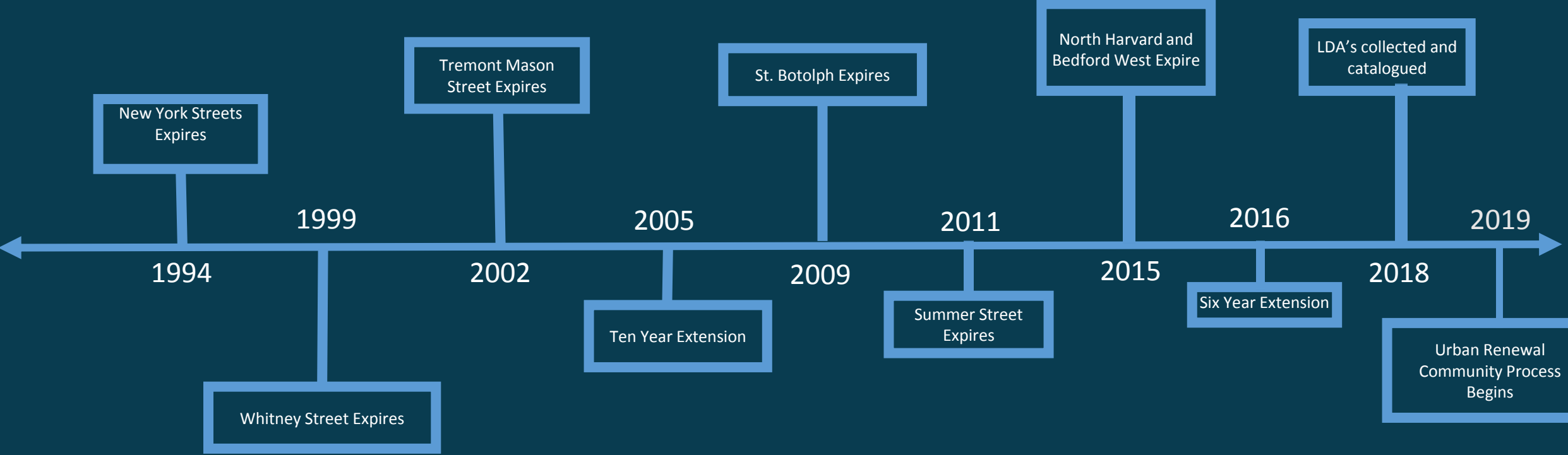
Urban Renewal: 1961 “Planning with People”



Urban Renewal Timeline



Urban Renewal Timeline



Urban Renewal In Boston

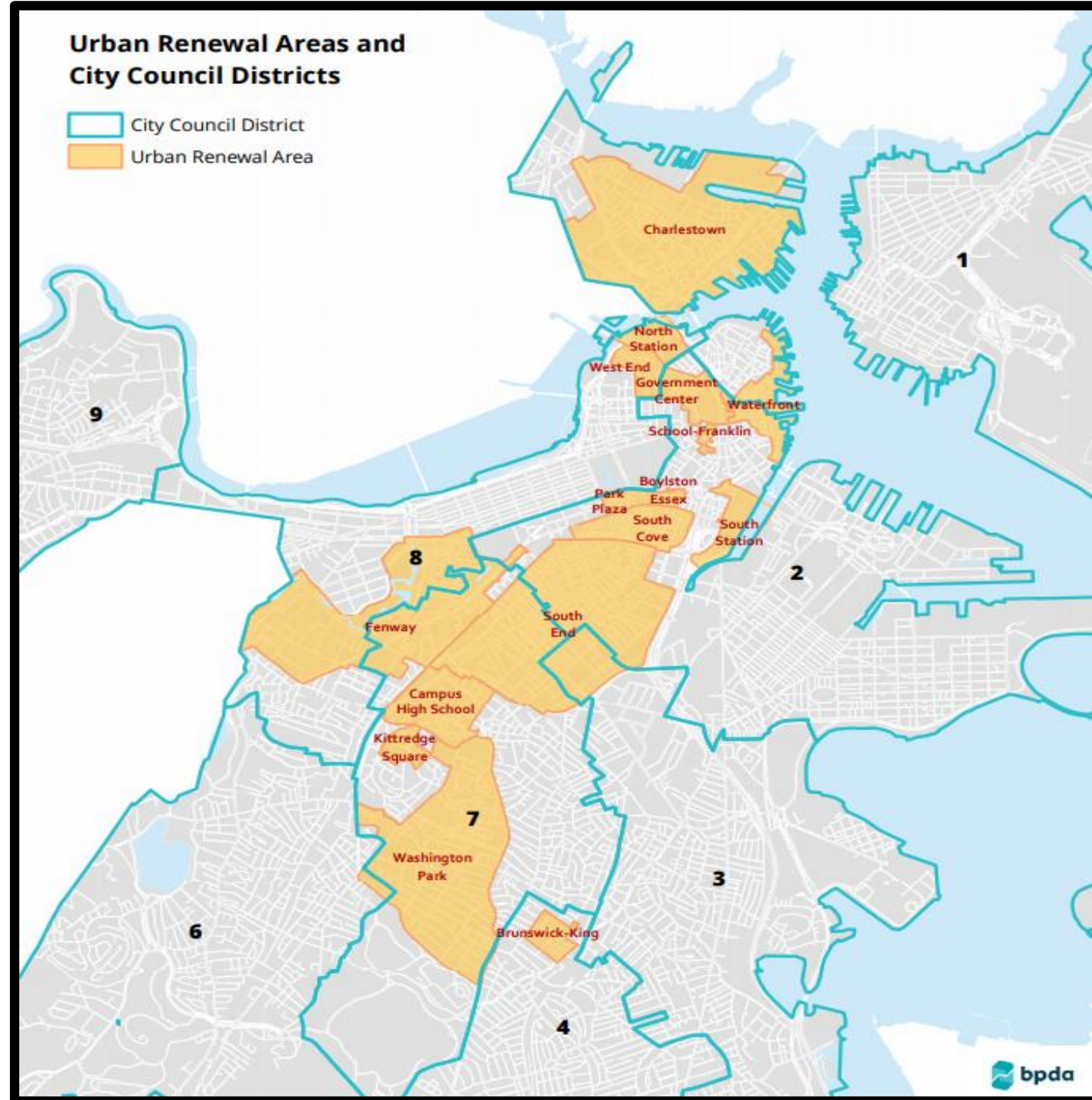


16 Existing Urban Renewal Plan Areas

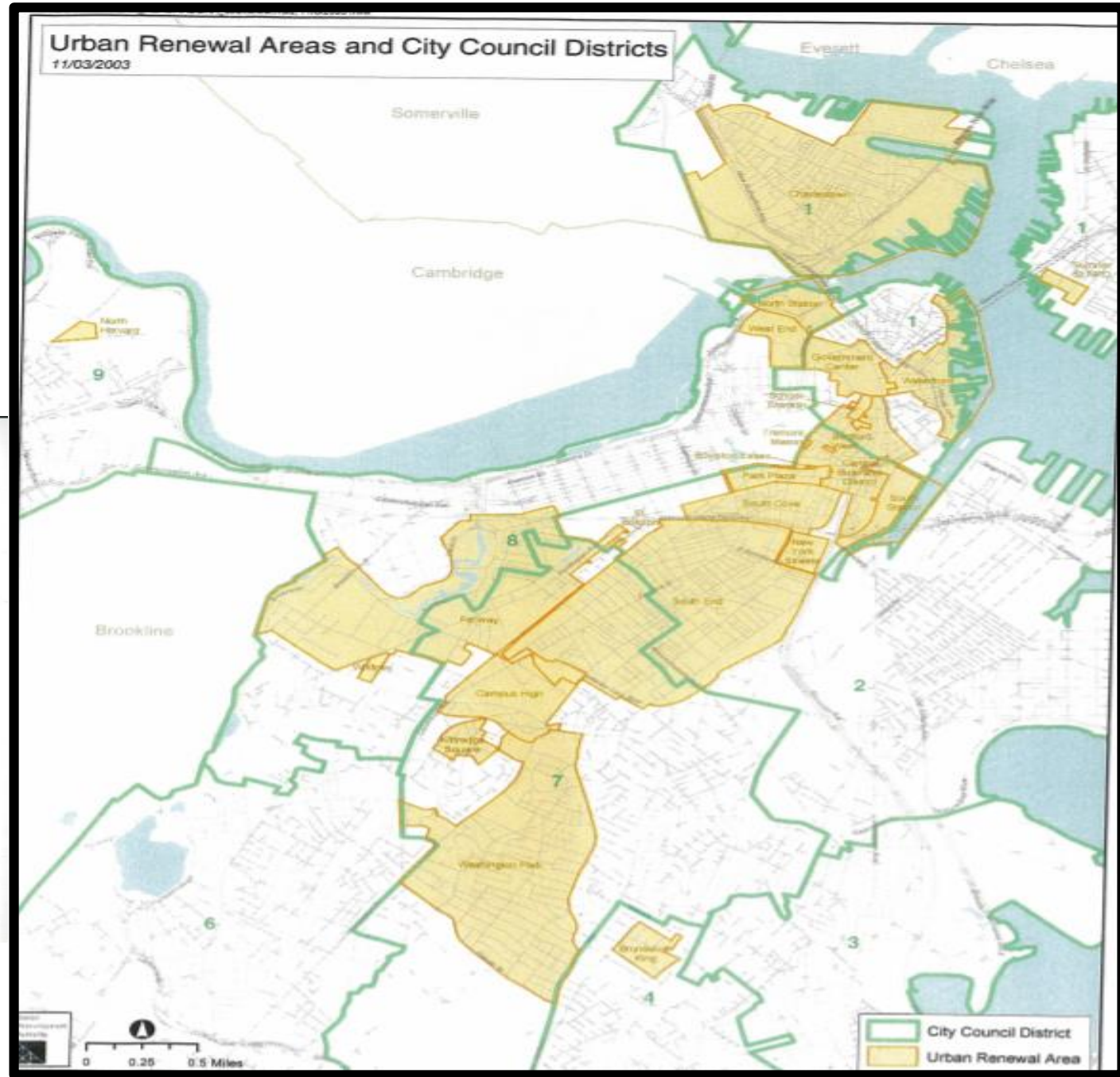
- Central Business District – School-Franklin
- Central Business District – Boylston-Essex
- Central Business District - South Station
- North Station
- Government Center
- Brunswick King
- Park Plaza
- South End
- South Cove
- Kittredge Square
- Washington Park
- Campus High School
- Fenway
- Downtown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

Urban Renewal Background:

Existing Urban Renewal Areas with City Council Districts



Urban Renewal Background: Original Urban Renewal Areas



Expired Urban Renewal Plan Areas

- New York Streets (South End)
- Whitney Streets (Huntington Ave)
- St. Botolph (Fenway)
- Bedford West (CBD)
- Sumner Street (East Boston)
- North Harvard (Brighton)
- Tremont Mason (CBD)



Further



SAVING AMERICA'S CITIES

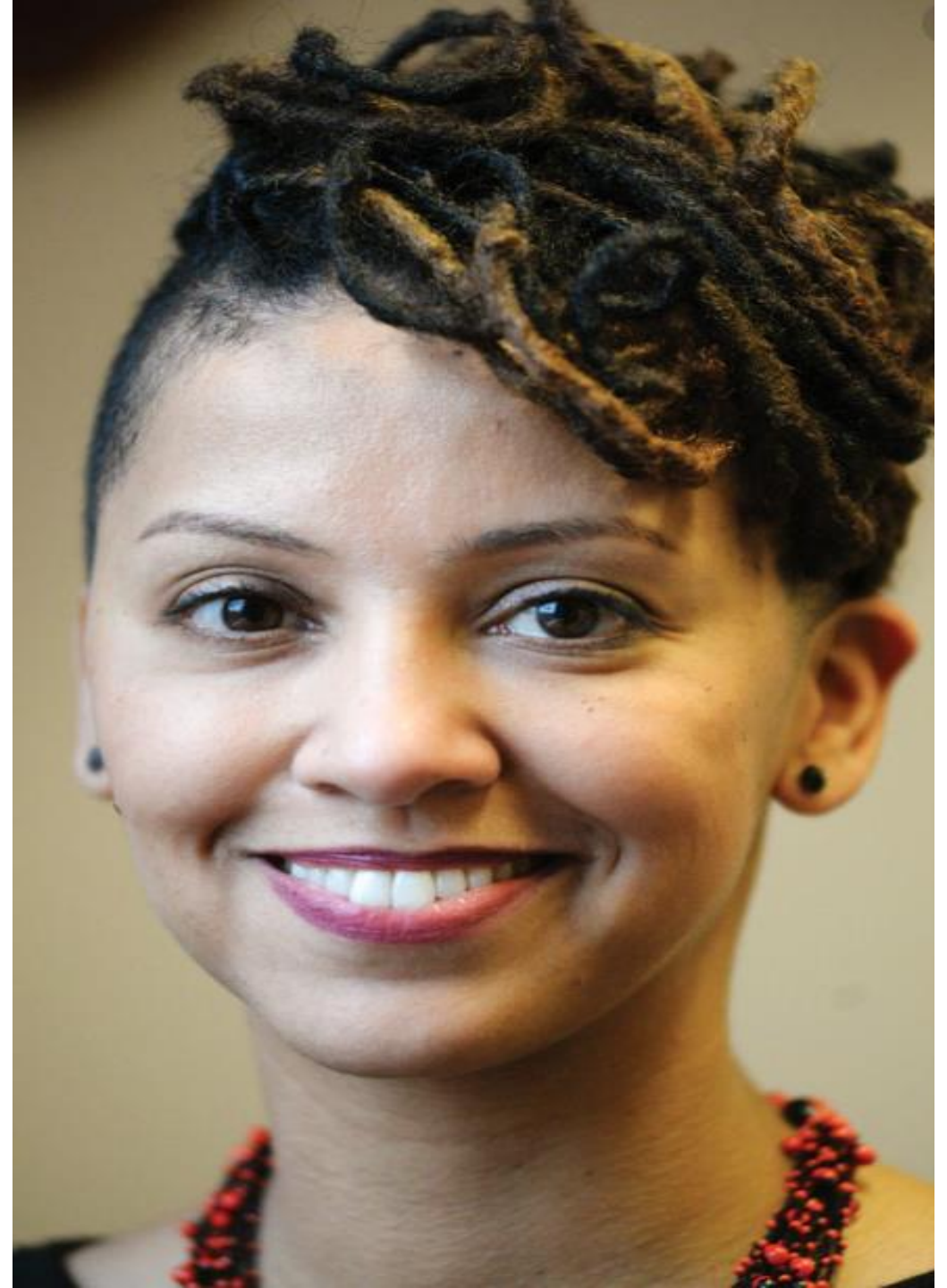
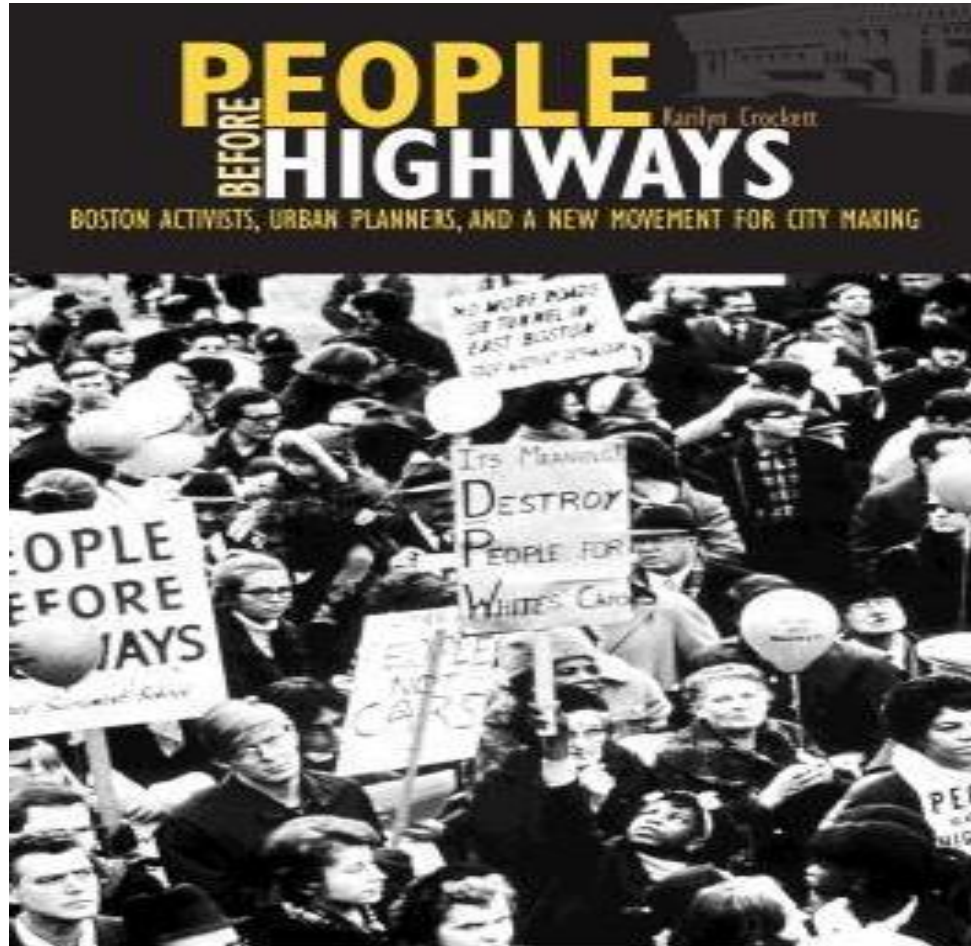
Ed Logue and the Struggle to Renew
Urban America in the Suburban Age

LIZABETH COHEN



**boston planning &
development agency**

Further Reading:



**boston planning &
development agency**

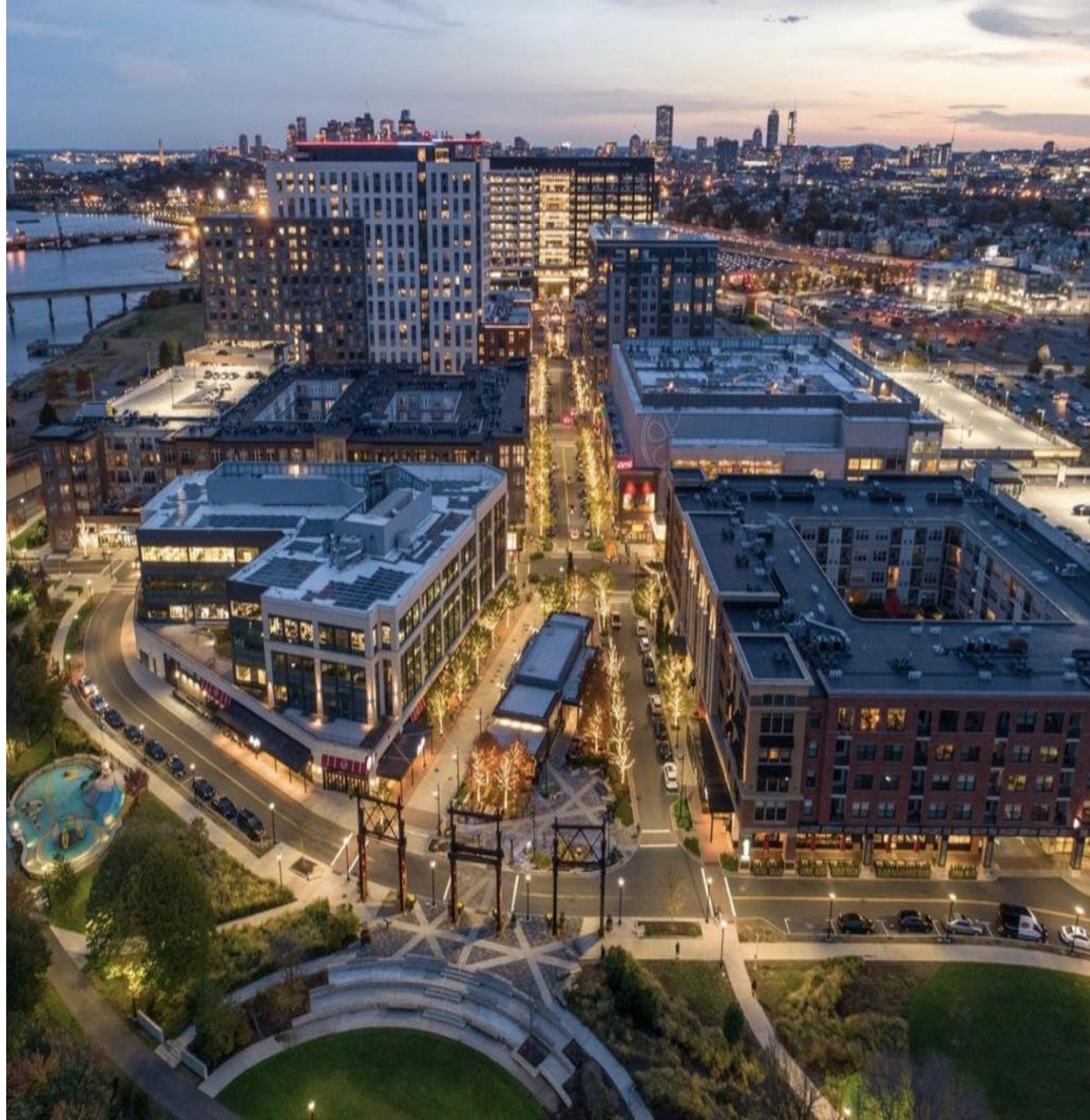
Where is Urban Renewal?



**boston planning &
development agency**

Urban Renewal Plan Areas are in 31 Massachusetts Cities and Towns

- Assembly Row in Somerville



Urban Renewal Tools



boston planning & development agency

Urban Renewal Tools

- Site Assembly
- Title Clearance
- Vertical Discontinuance
- Land Use and Design Control
- Urban Renewal Overlay Districts
- Affordable Housing Restrictions



Tools Used to Spur Public Investment

- Creation of New Affordable Residential Opportunities.
- Creation of New Parks and Open Spaces.
- Creation of New Commercial Spaces and Community Shopping Plaza's.
- Creation of New Public Libraries, Schools, Police and Fire Stations.
- Creation of New MBTA Stations/Stops and removal of elevated trains.
- Creation of New Street Grid and placement of updated Utilities.
- Creation of Elderly, Non-profit and Recreational Community Spaces.
- Rehabilitation of Older Buildings to eliminate substandard conditions.



What is in an Urban Renewal Plan?

Goals, Land Use & Design Requirements

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 ^{2/}	General Office General Business	125	8	600 ^{1/}	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 ^{1/}	50	5	- 1/	-	10' in depth along Eastern frontage
A-6 ^{2/}	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	-	-	-	-	-

^{1/}No open parking permitted.


^{2/}No building setback permitted along Atlantic Avenue frontage.

^{3/}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.


^{4/}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?

This Land Disposition Agreement allowed the preservation of a nursing home use in the North End.





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

HOME ABOUT ARCHIVES CONTACT NEWSLETTER CALENDAR "SUBMIT A POST" 


Health & Environment Neighborhood Life

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

By Matt Condi - Wed, Sep 14, 2016  12  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.

3.

Urban Renewal Action Plan



**boston planning &
development agency**



3B-6



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

BOSTON
 BRA
 APR 14 2016

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

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

NOW THEREFORE BE IT

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

Action Plan Items:

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

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

Outline of minor modification hearing protocol:

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

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

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

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

Attest:

Maureen Terrey
 City Clerk

Urban Renewal Website



[About The BPDA](#) | [Contact Us](#) | [Get Involved](#) | [News](#) | [Calendar](#)

Search...



[Neighborhoods](#) [Planning](#) [Zoning](#) [Development](#) [Housing](#) [Work with Us](#) [Research & Maps](#)

Planning

[What is Planning?](#)

[Planning Initiatives](#)

[Community Planning](#)

[Institutional Planning](#)

[Waterfront Planning](#)

[Urban Design](#)

[Urban Renewal](#)

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

Overview



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

EVENTS

09
Mar

Washington Park
Potential
Housing Sites
Public Meeting

www.bostonplans.org/zoning

...atter is sponsored by Council President Michelle Wu and was



Urban Renewal Document Center



[About The BPDA](#) | [Contact Us](#) | [Get Involved](#) | [News](#) | [Calendar](#)



[Neighborhoods](#) | **[Planning](#)** | [Zoning](#) | [Work with Us](#) | [Development](#) | [Housing](#) | [Research](#) | [3D Data & Maps](#)

Planning Initiatives

[Climate Change & Environmental Planning](#)

[Downtown & Neighborhood Planning](#)

[Regulatory Planning & Zoning](#)

[Transportation & Infrastructure Planning](#)

[Institutional Planning](#)

[Urban Design](#)

Urban Renewal

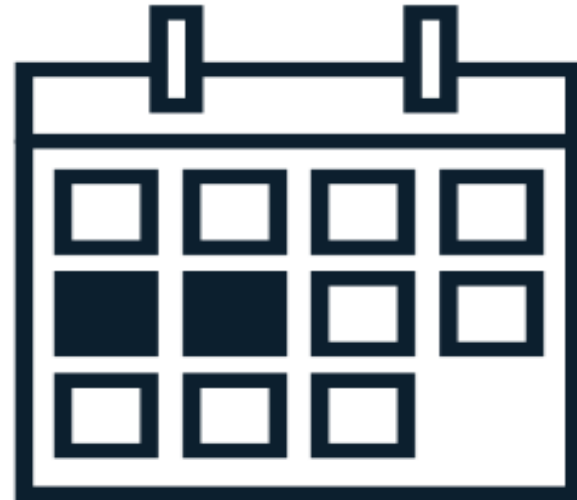
- [Urban Renewal Areas](#)
- [Map](#)
- [Featured Projects](#)

Urban Renewal Areas

Urban Renewal Area	Urban Renewal Plan Modification Lists	Notification Letters	Urban Renewal Area Map*
Brunswick King	09/22/2016	10/14/2014	PDF
Campus High School	11/02/2018	05/14/2018	PDF
CBD-Bedford West	11/24/2015	10/16/2006	N/A
CBD-Boylston Essex	09/22/2016	N/A	PDF
CBD-School Franklin	09/22/2016	N/A	PDF
CBD-South Station	09/22/2016	08/08/2006	PDF
Charlestown	11/02/2018	05/15/2017	PDF
Downtown Waterfront-Faneuil Hall	09/22/2016	03/03/2006	PDF
Fenway	11/02/2018	07/13/2018	PDF
Government Center	08/03/2018	06/11/2018	PDF
Kittredge Square	09/22/2016	05/26/2006	PDF
North Harvard	09/22/2016	08/13/2013	N/A
North Station	09/22/2016	07/11/2007	PDF
Park Plaza	09/22/2016	10/17/2011	PDF
South Cove	11/02/2018	08/11/2017	PDF
South End	09/22/2016	05/14/2018	PDF



Modern Records Management System

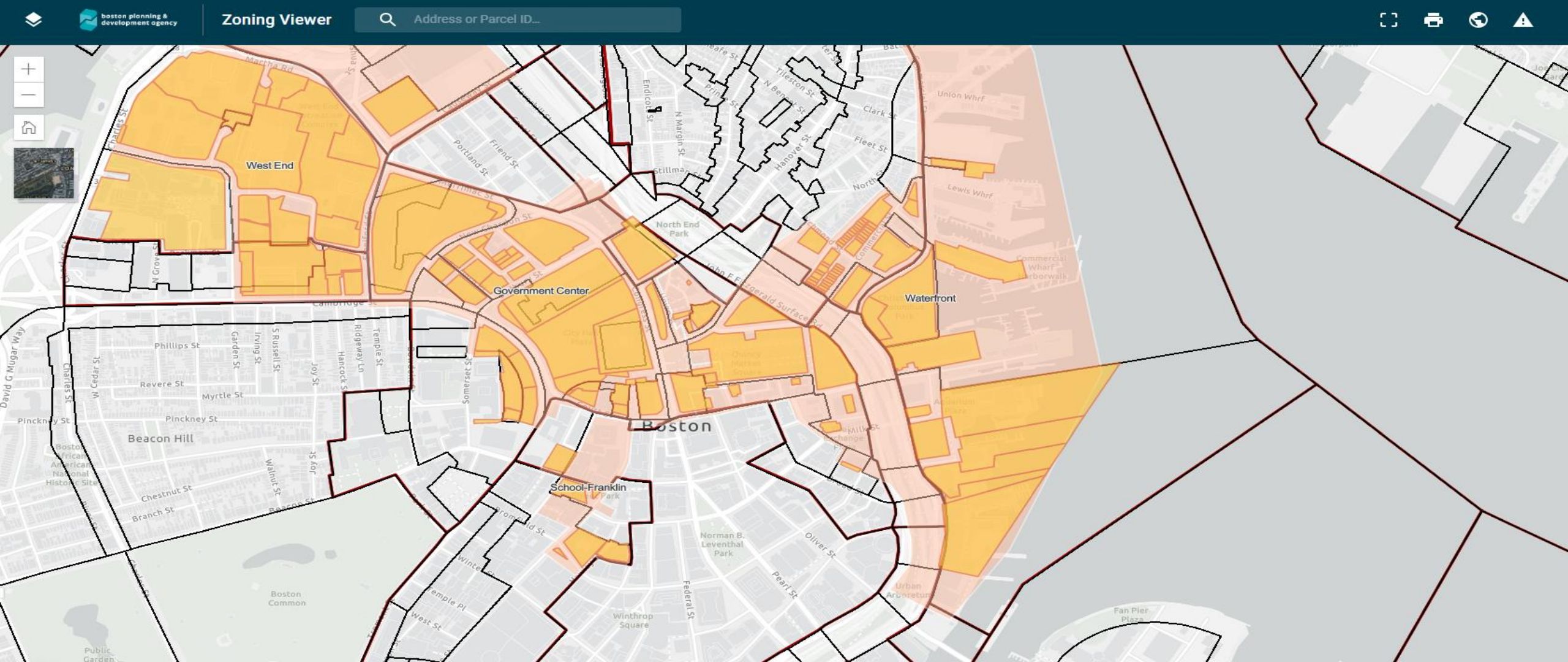


Interested in sharpening your Box skills?

IT and Records Management will be hosting two Box training sessions in April.

Additional sessions will be available in the coming months.

Urban Renewal on the Zoning Viewer



Community Meetings



[About The BPDA](#) | [Contact Us](#) | [Get Involved](#) | [News](#) | [Calendar](#)



[Neighborhoods](#) [Planning](#) [Zoning](#) [Work with Us](#) [Development](#) [Housing](#) [Research](#) [3D Data & Maps](#)

News & Calendar

[News & Updates](#)

[Calendar](#)

Pier 4, Pier 5, and Pump House Public Meeting

Oct 22, 2019

6:00 PM - 8:00 PM

Contact Name:

Morgan McDaniel

Contact Email Address:

Morgan.E.McDaniel@Boston.gov

Contact Phone:

617.918.6250

Type:

Public Meeting

Location:

300 1st Avenue
Conference Center B
Charlestown, MA 02129



Description:

The Boston Planning & Development Agency (BPDA) invites you to a community meeting to discuss the possible disposition of Pier 4, Pier 5, and the Pump House, BPDA-owned parcels located in the Charlestown Navy Yard.

Related

Neighborhoods

Charlestown



New Procedures: Minor Modification 30 Day Notice to DHCD & City Council



**boston planning &
development agency**

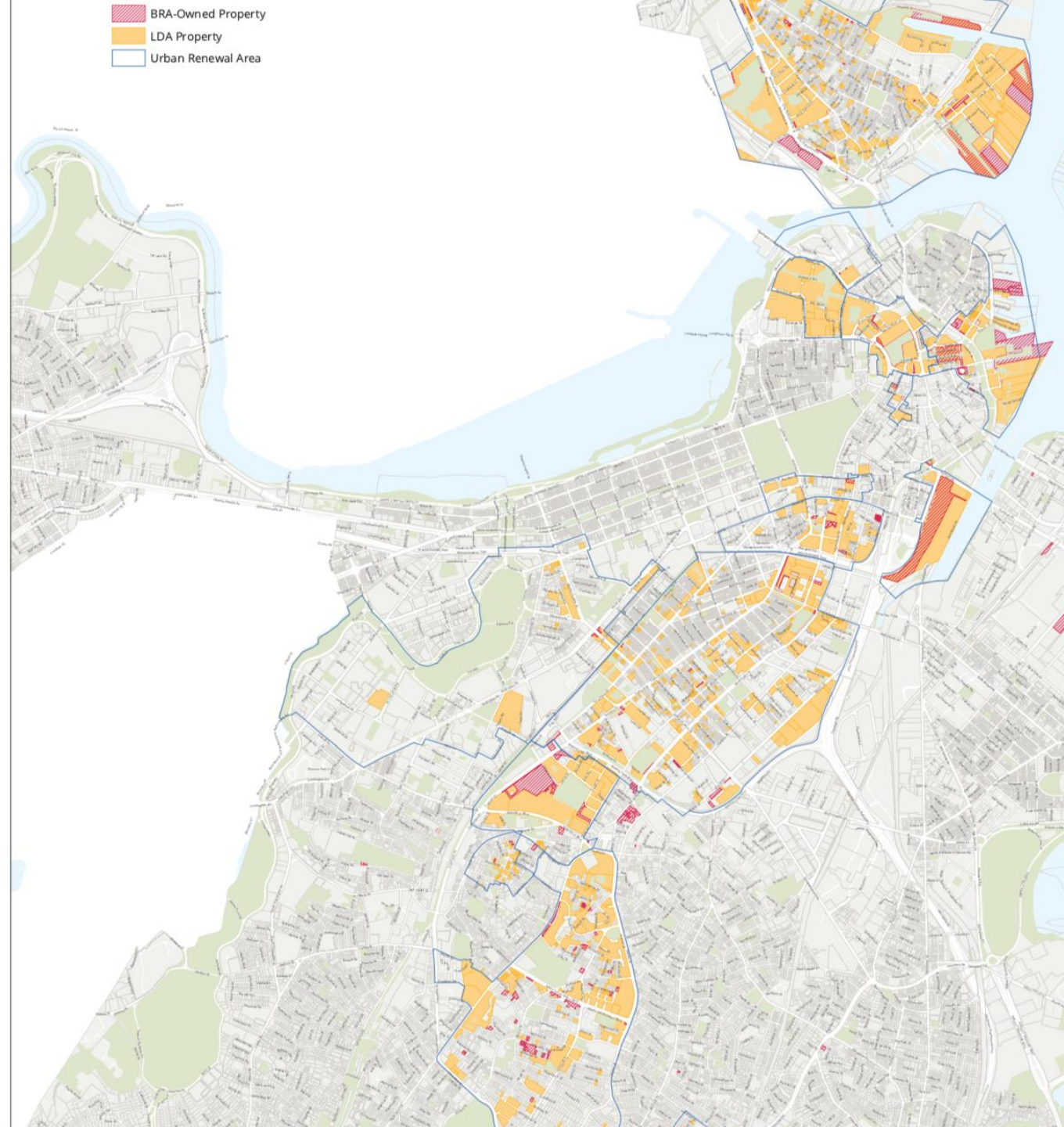


Explore New Urban Renewal Plan Areas

- Central Business District – Essex Street towards Washington Street



Completion of LDA & BPDA Owned Property Inventory



4. Downtown Waterfront



boston planning &
development agency



Downtown Waterfront– Goals

- To revitalize a key portion of downtown Boston;
- To upgrade the pattern of land uses close by the North End residential community;
- To establish a functional connection between the area and surrounding districts: the North End, Government Center and the Financial District;
- To provide an environment suitable to the needs of contemporary real estate development.

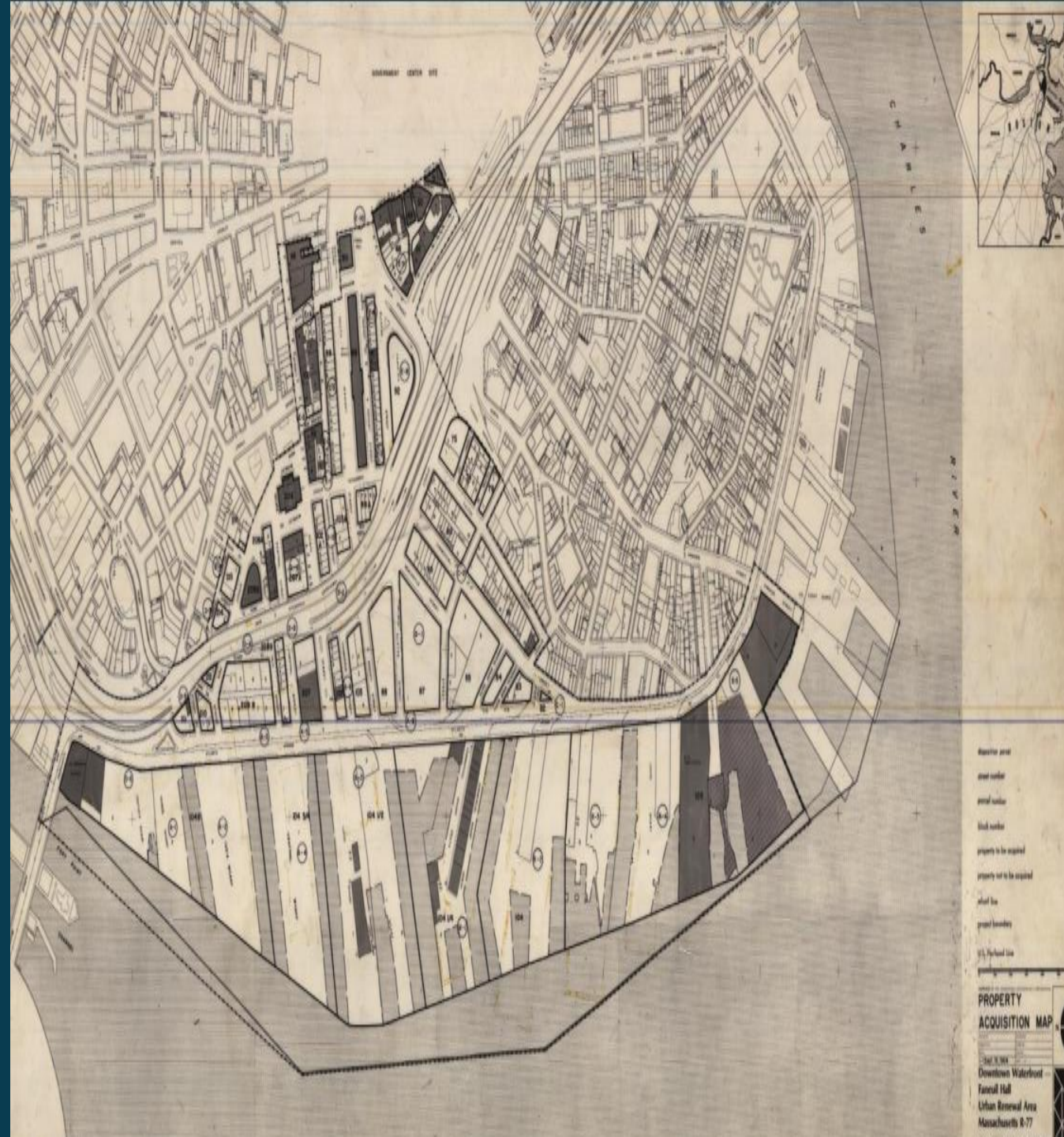


Objectives

- To provide public ways, parks and plazas which encourage the pedestrian to enjoy the harbor and its activities;
- To promote the preservation and enhancement of buildings in the Project Area which have architectural and historical significance;
- To create opportunities for development of a downtown residential community offering a range of housing types and rentals;
- 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.
- To create an environment conducive to the investment of funds in the rehabilitation, conversion and general upgrading of property.



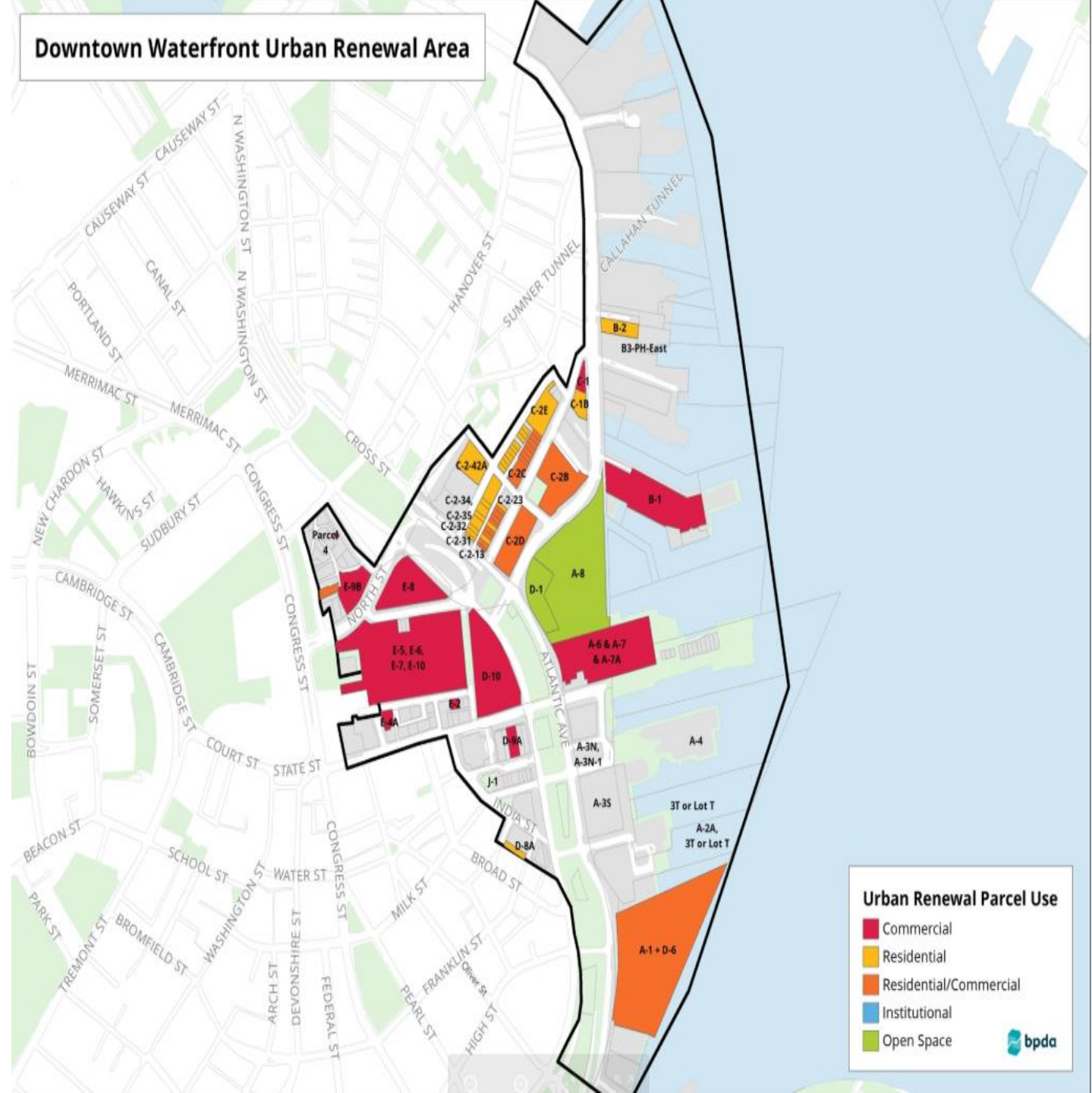
Land Disposition Agreement Inventory



Downtown Waterfront Urban Renewal Area

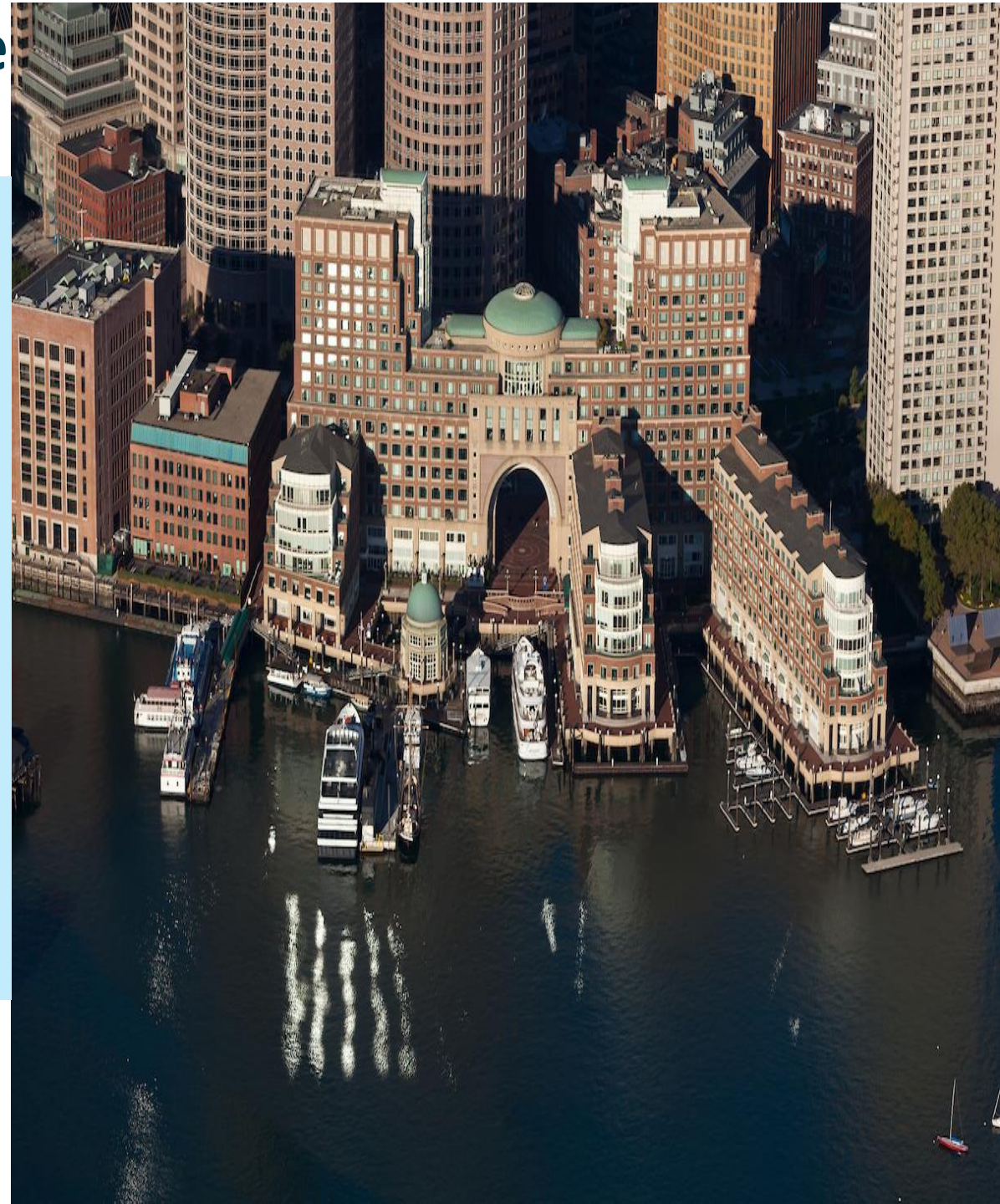
Downtown Waterfront Faneuil Hall Urban Renewal

Land Use Controls



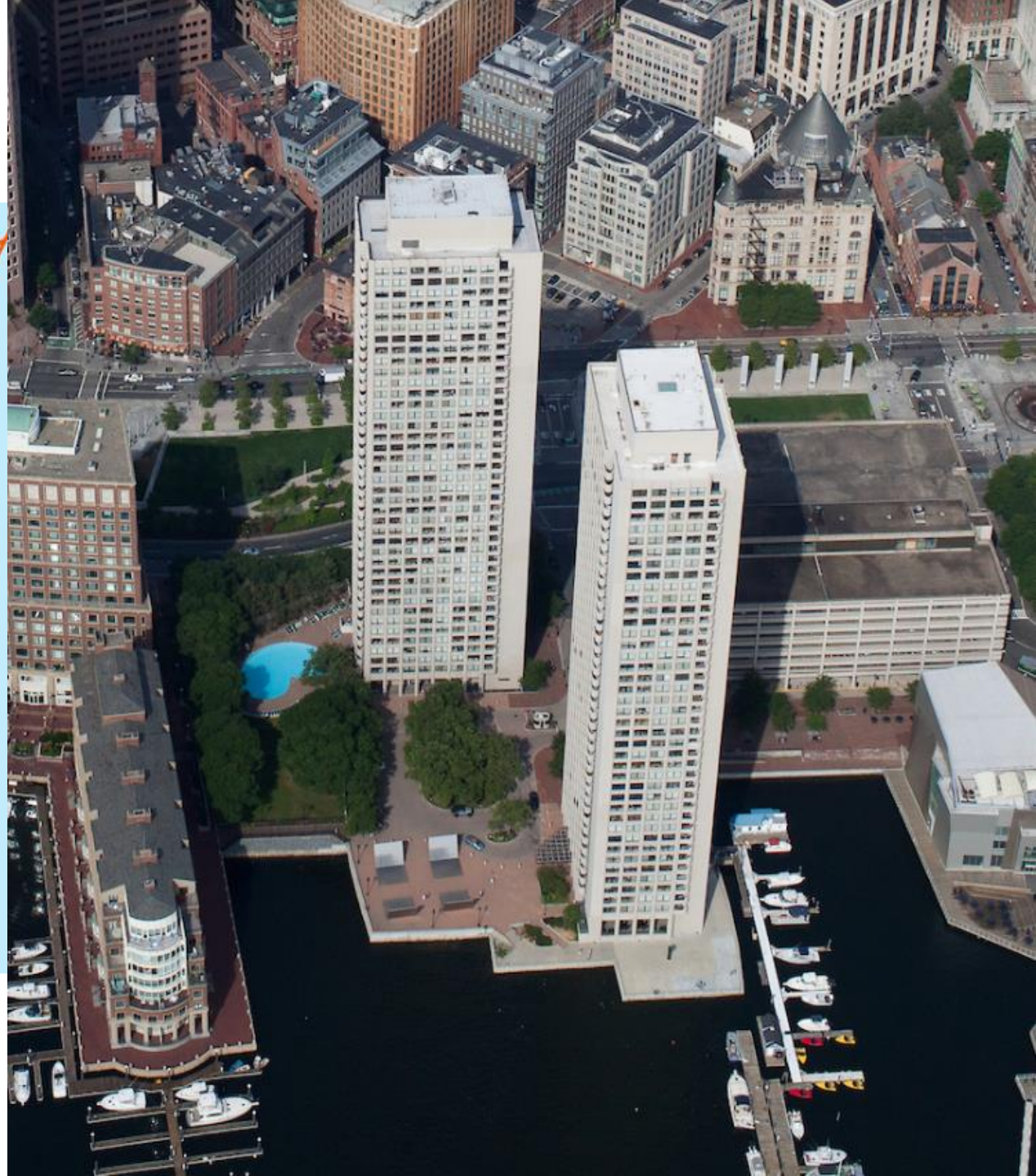
**boston planning &
development agency**

Rowes Wharf and 350 Atlantic Avenue Parcel A-1 and D-6



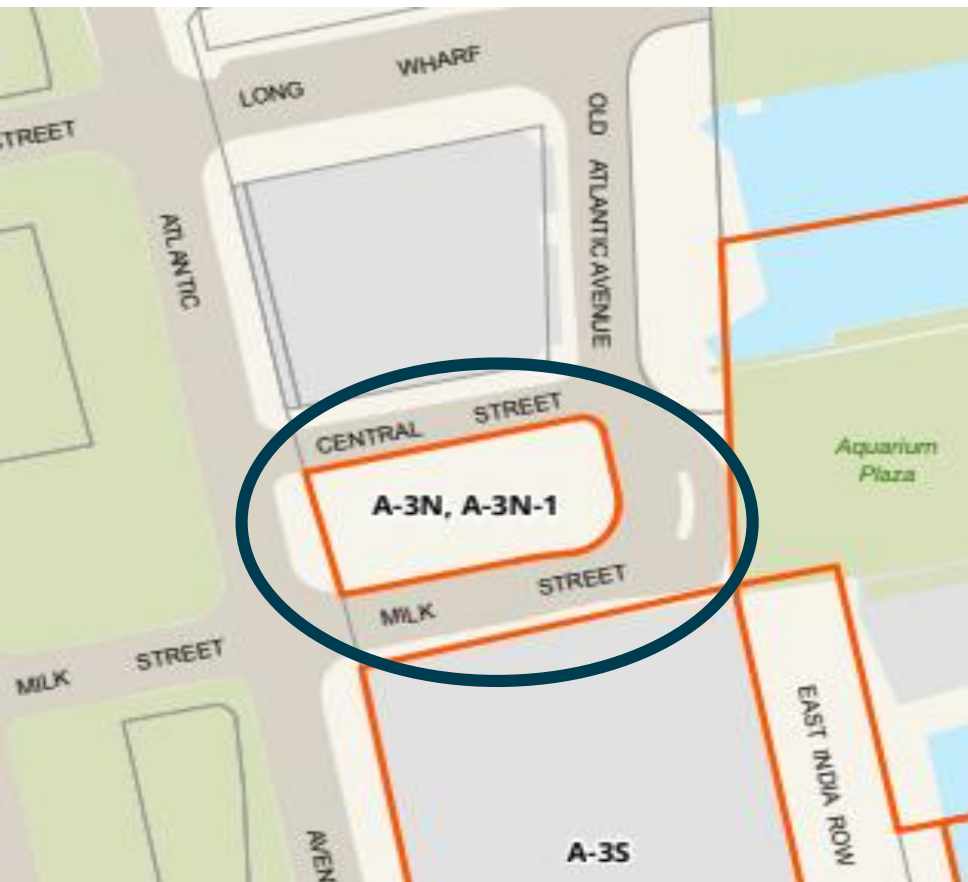
Harbor Towers

Parcel A-2A, A-3S and Lot T



**boston planning &
development agency**

Frog Pond Foundation Open Space Parcels A-3N and A-3N-1



New England Aquarium

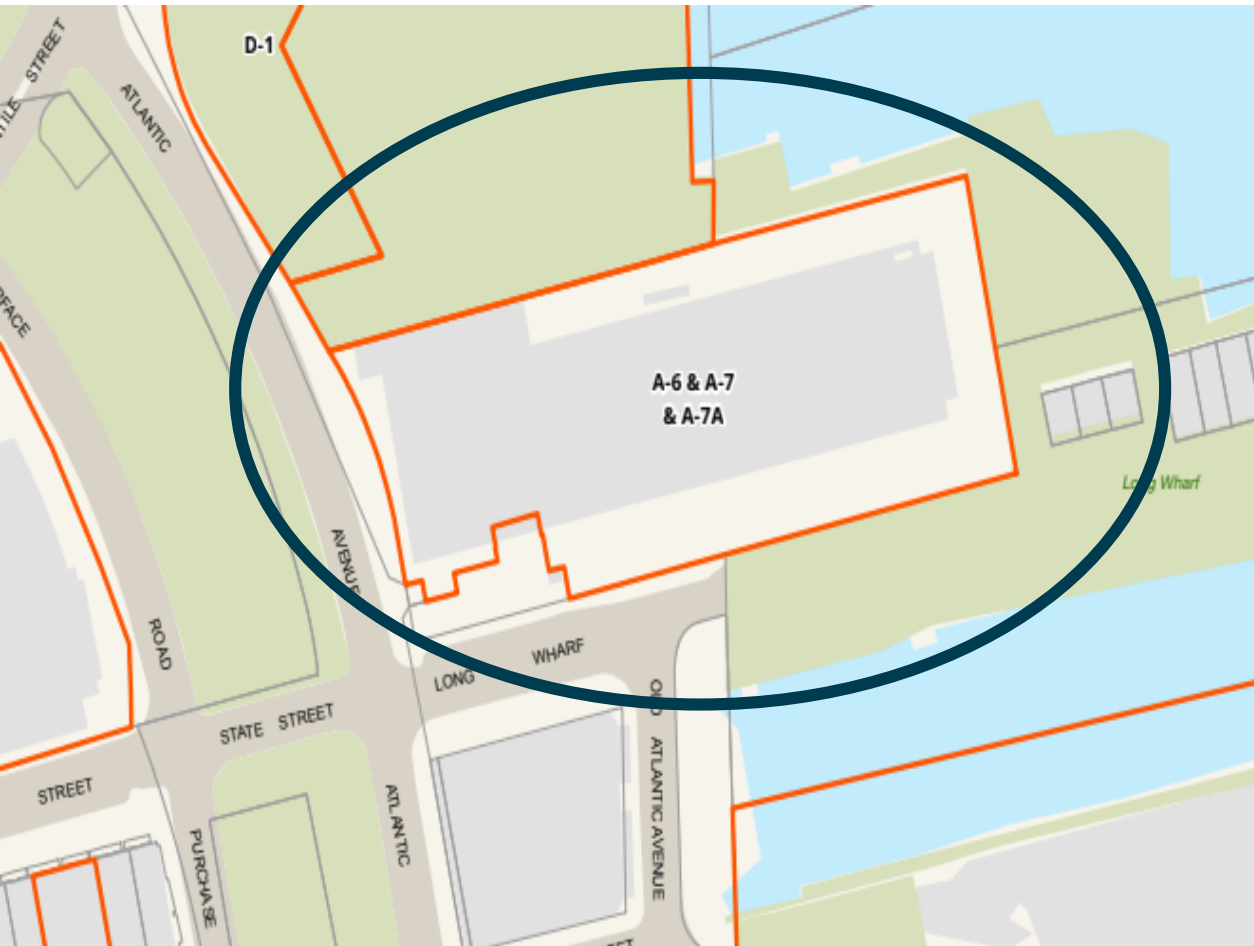
Parcel A-4



**boston planning &
development agency**

Marriott Long Wharf Hotel

Parcels A-6, A-7 and A-7A



**boston planning &
development agency**

Christopher Columbus Park

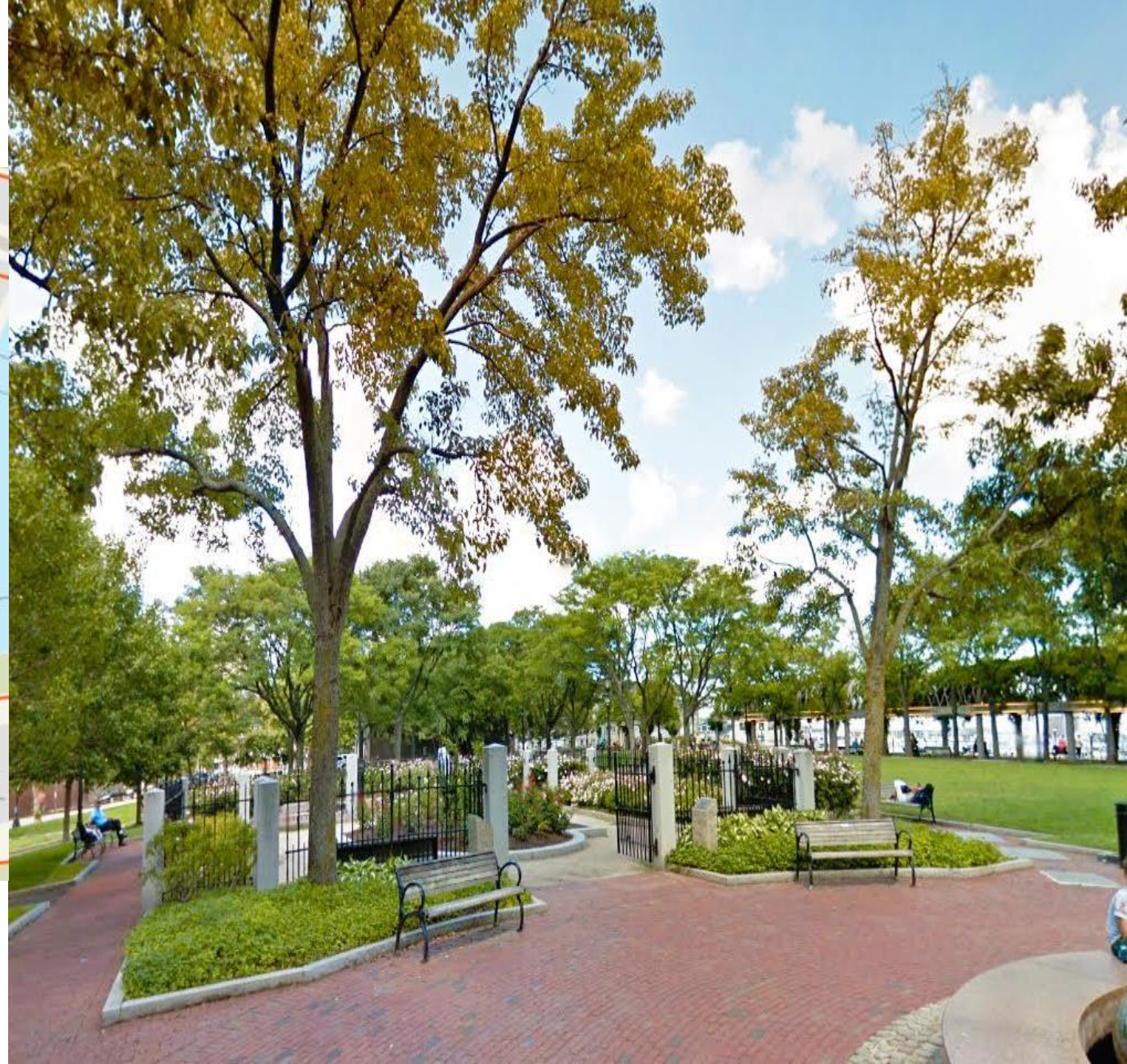
Parcel A-8



**boston planning &
development agency**

Rose Kennedy Garden

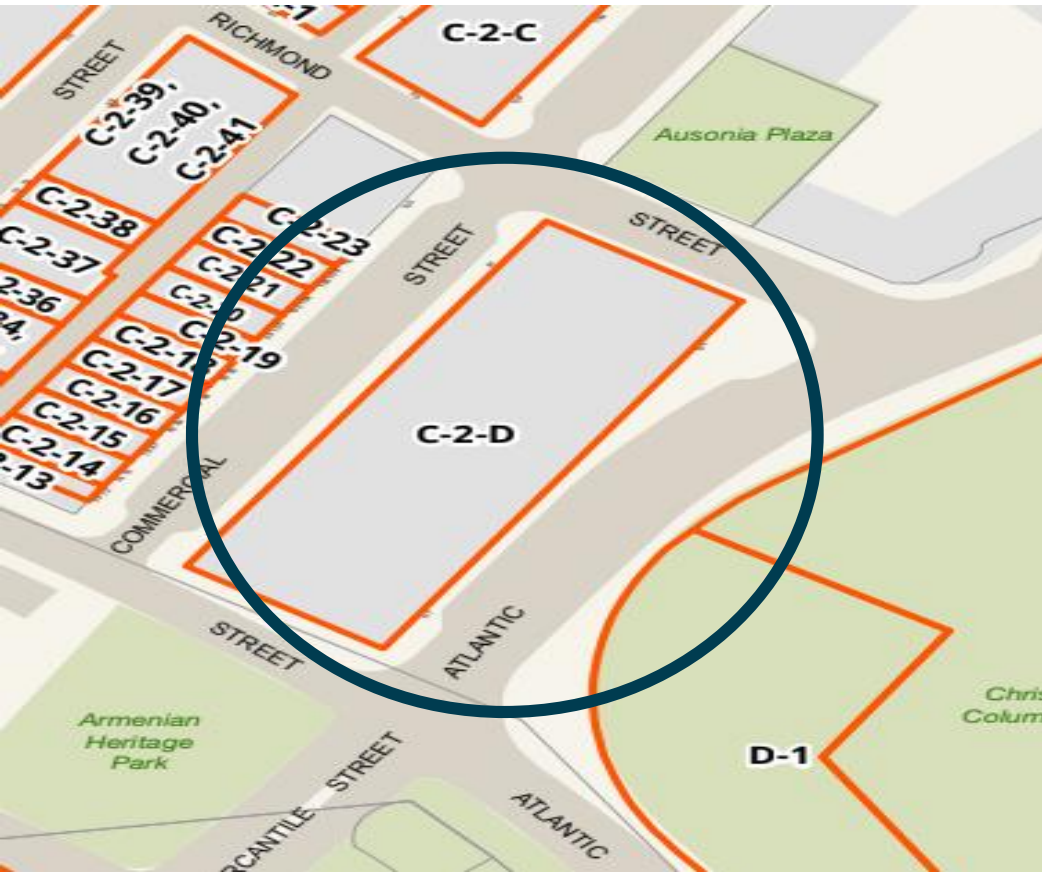
Parcel D-1



Ausonia Apartments Parcel C-2B



71-87 Commercial Street Mercantile Hall Parcel C-2-D



Parcels C-2-1 through C-2-41



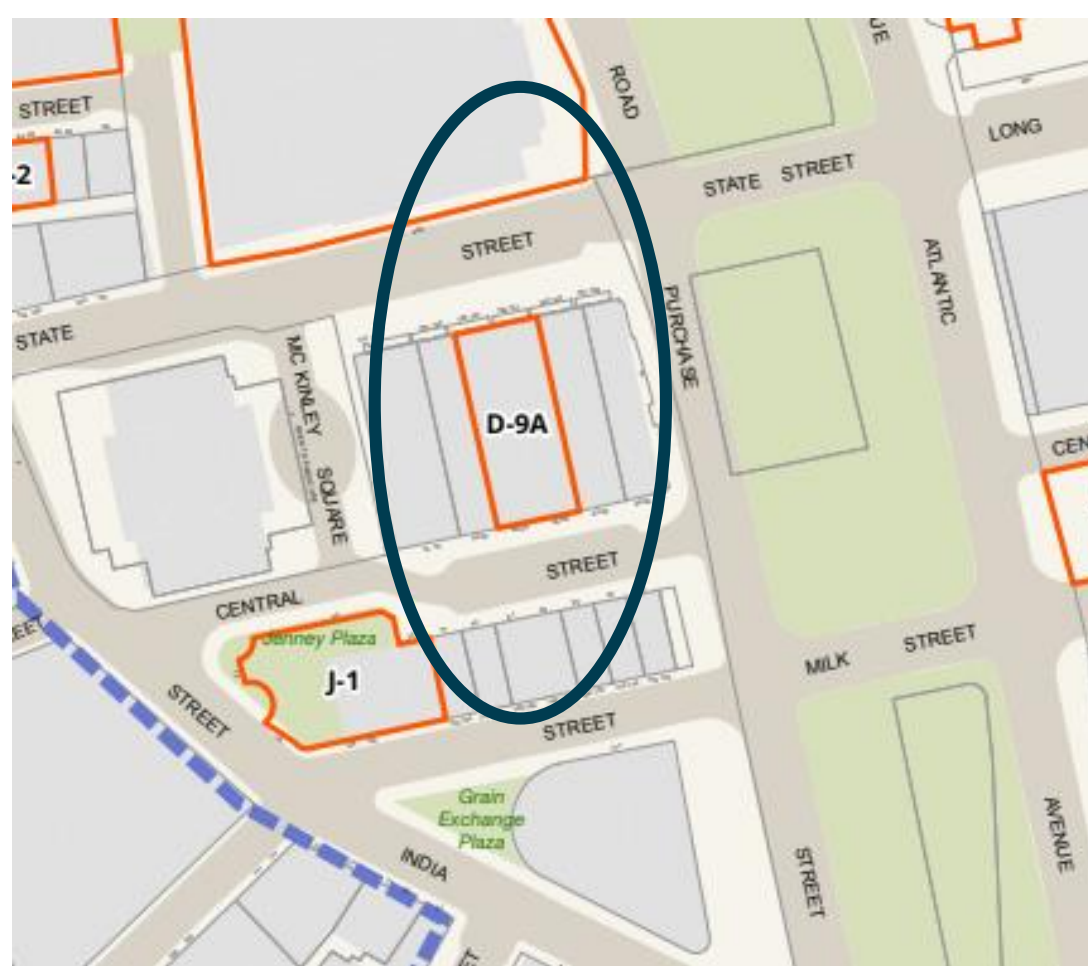
**boston planning &
development agency**

North End Elderly Parcel C-2-42A

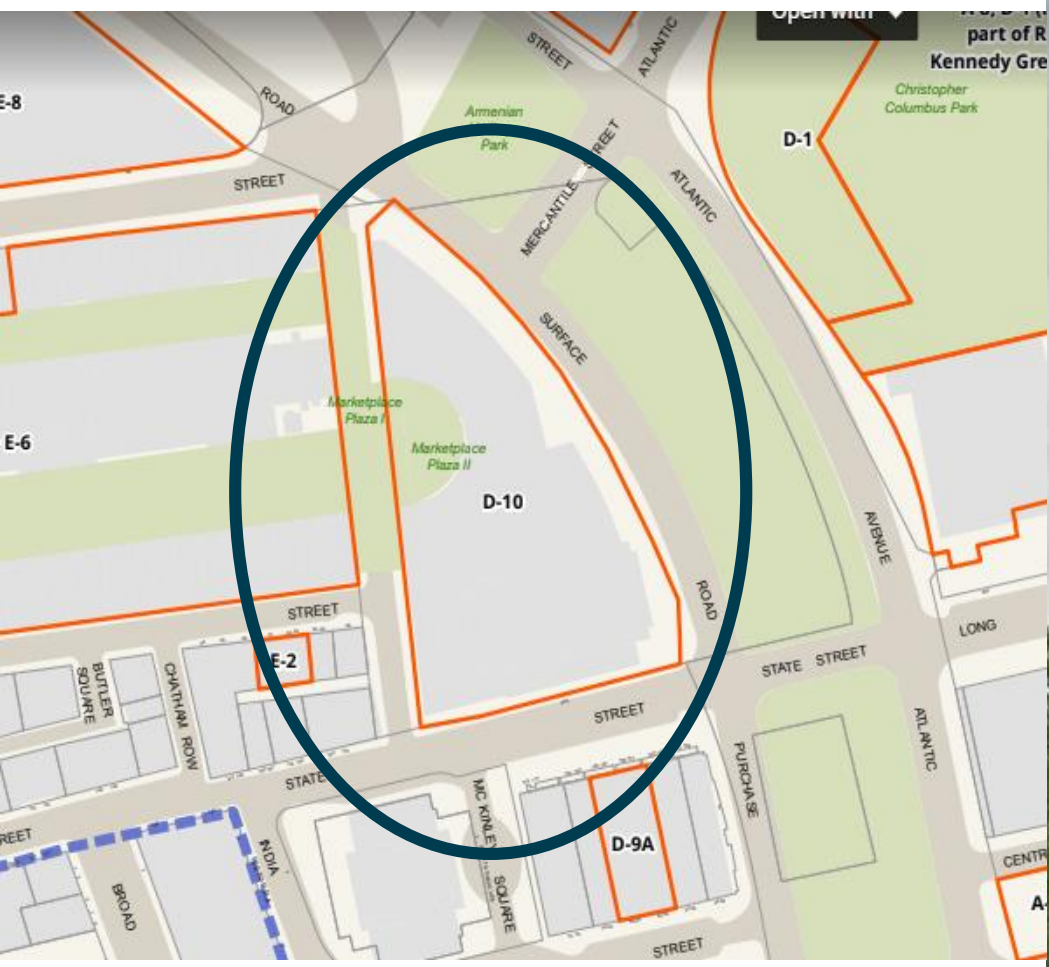


**boston planning &
development agency**

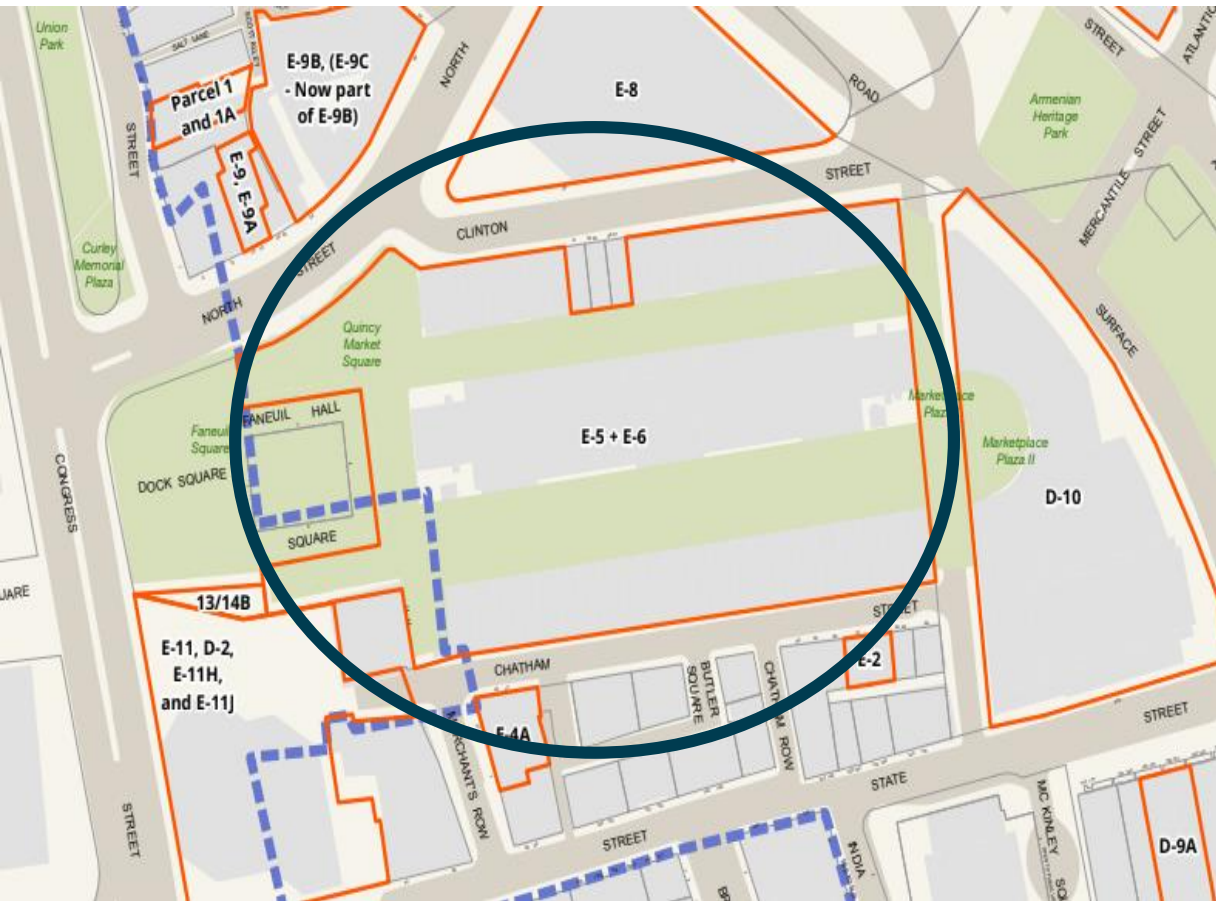
Harborside Inn 185-191 State Street Parcel D-9A



Marketplace Center Parcel D-10



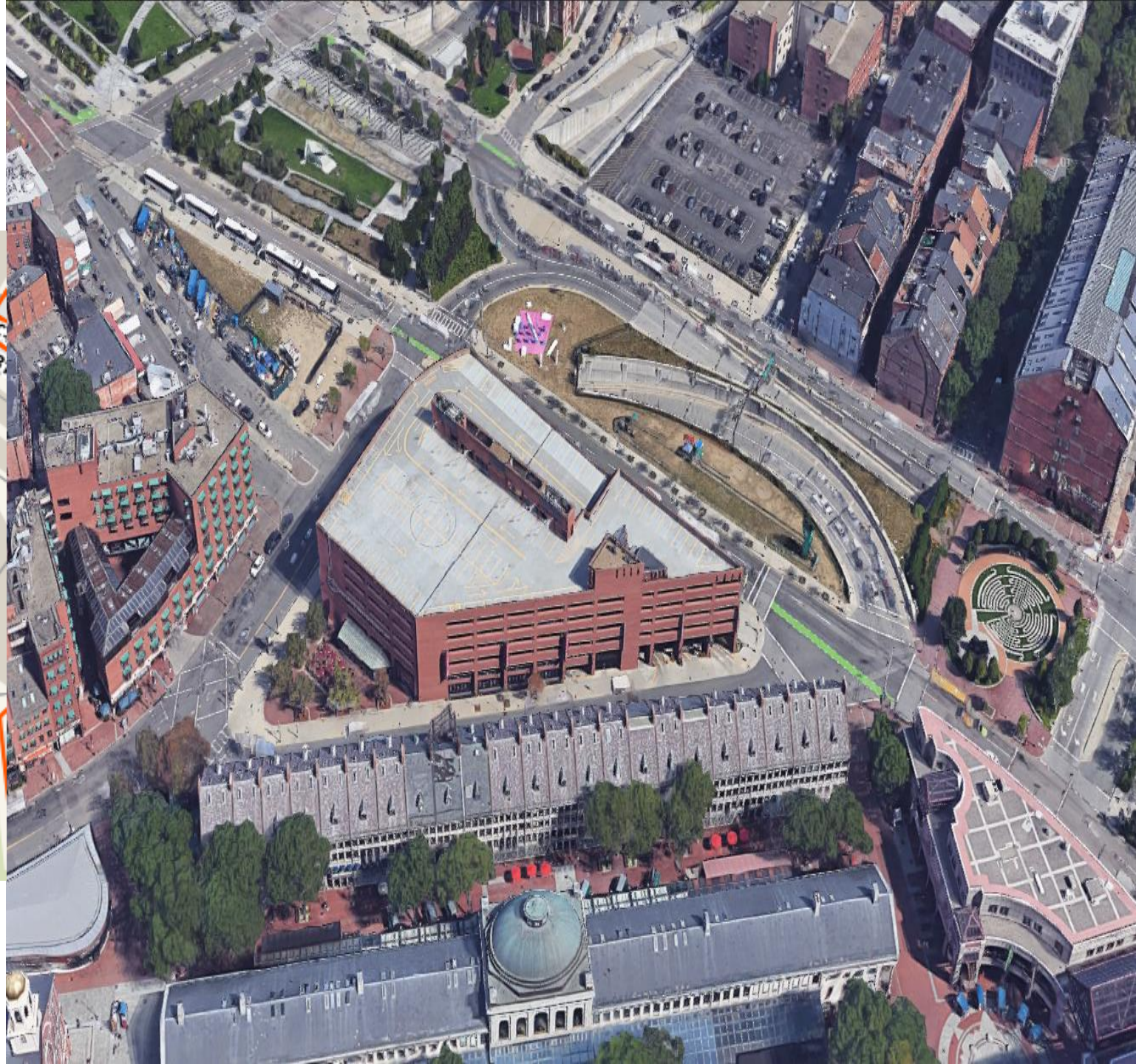
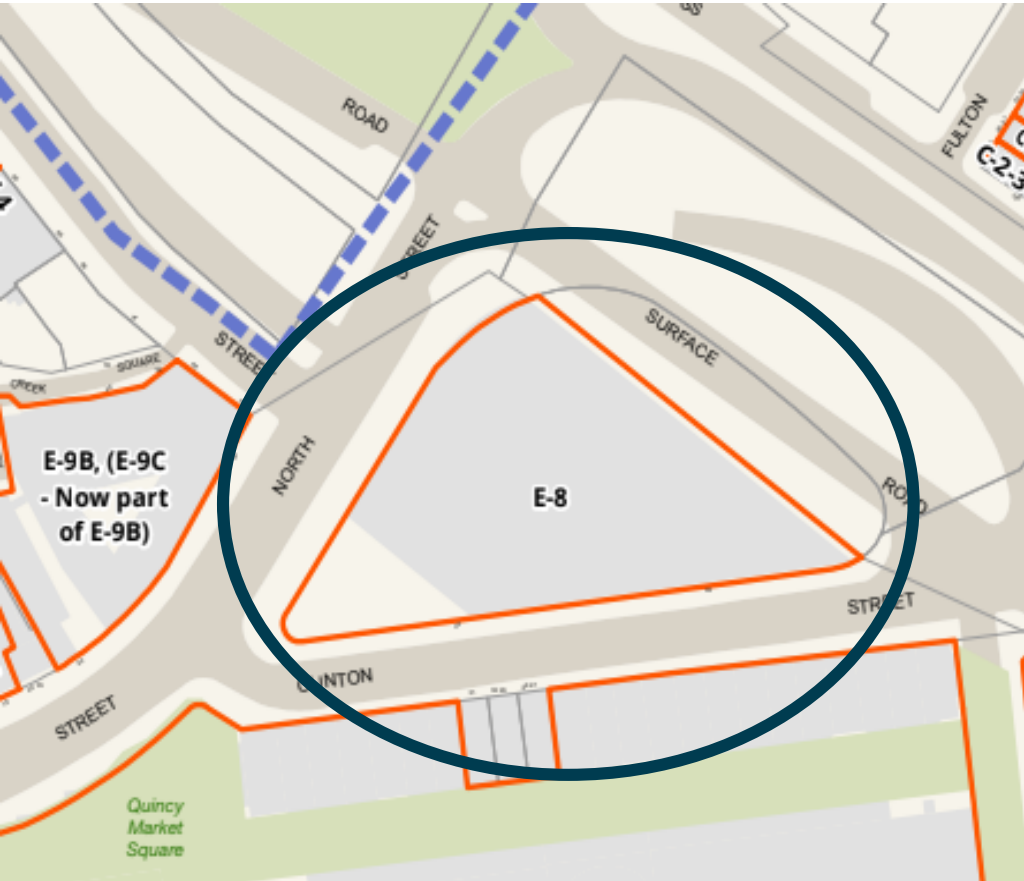
Quincy Market Parcels E-5 and E-6



Dock Square Garage

20-30 Clinton Street

Parcel E-8



**boston planning &
development agency**

Bostonian Hotel

54-68 Blackstone Street

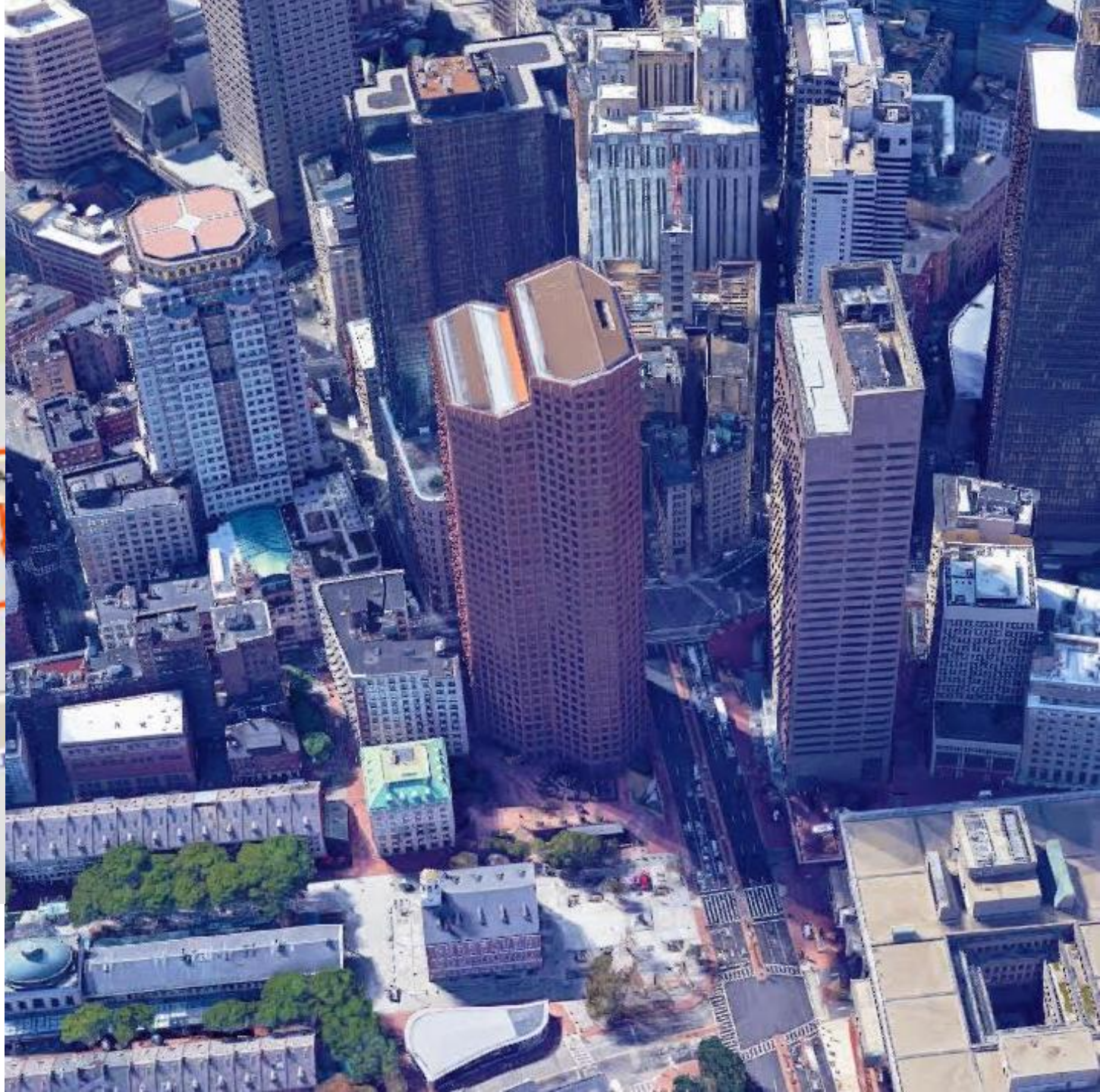
Parcels E-9B and E-9C



**boston planning &
development agency**

60 State Street

Portions of Parcel E-11



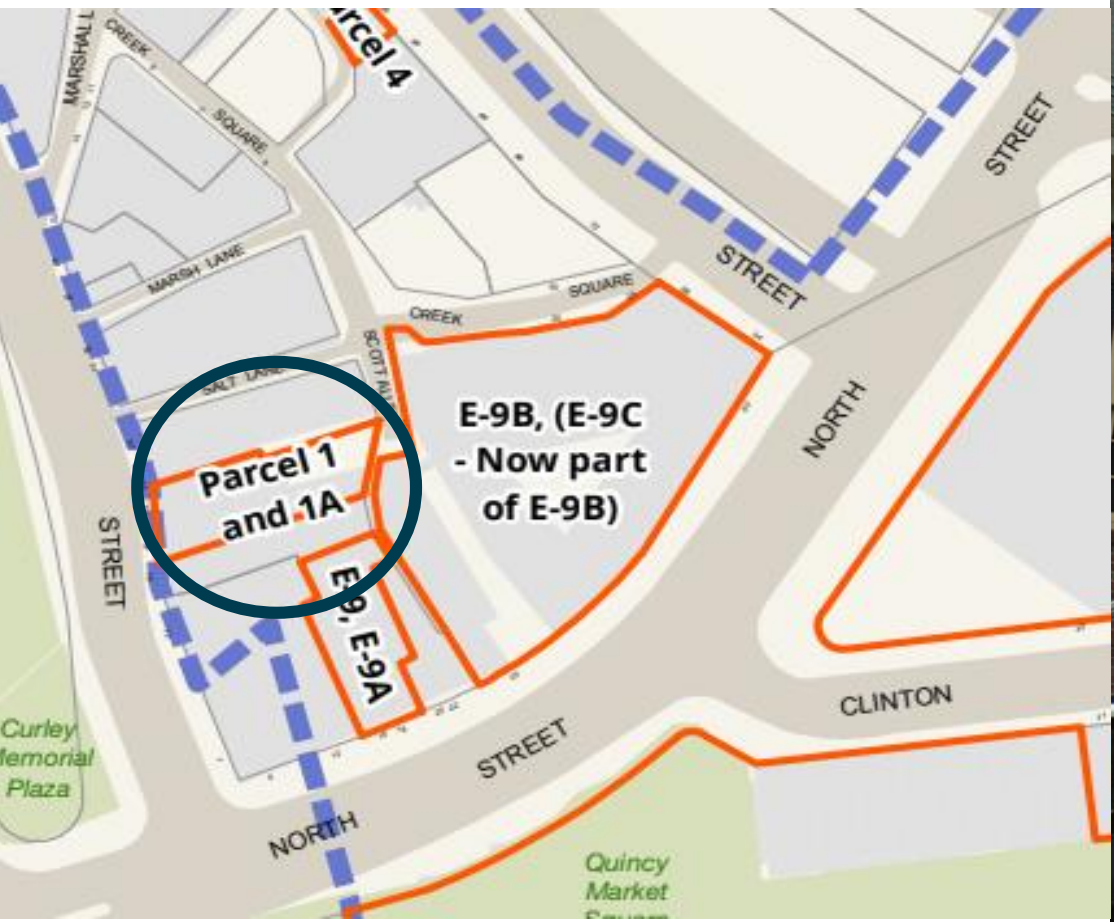
**boston planning &
development agency**

E-9 & E-9A



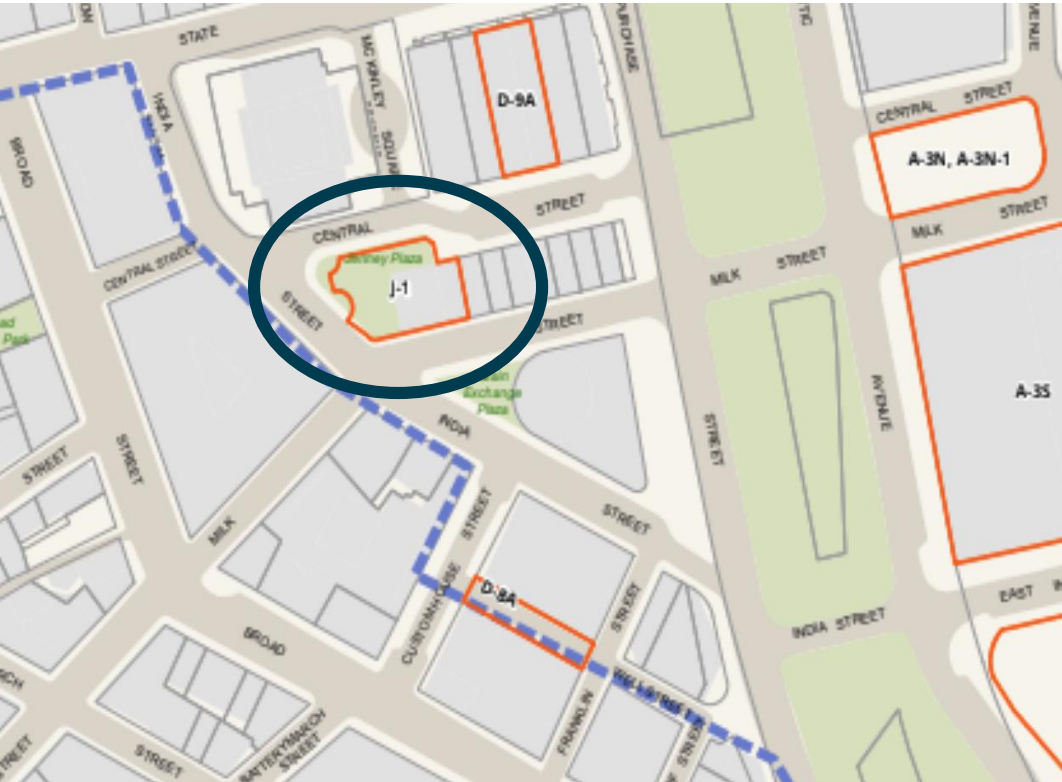
Parcel 1 & 1A

17-21 Union St



J-1

146-150 Milk St.



boston planning & development agency

Parcel 4

100 Blackstone



B-1 Commercial Wharf Rehab Agreement



Rehab Agreement C-1 Sun Oil

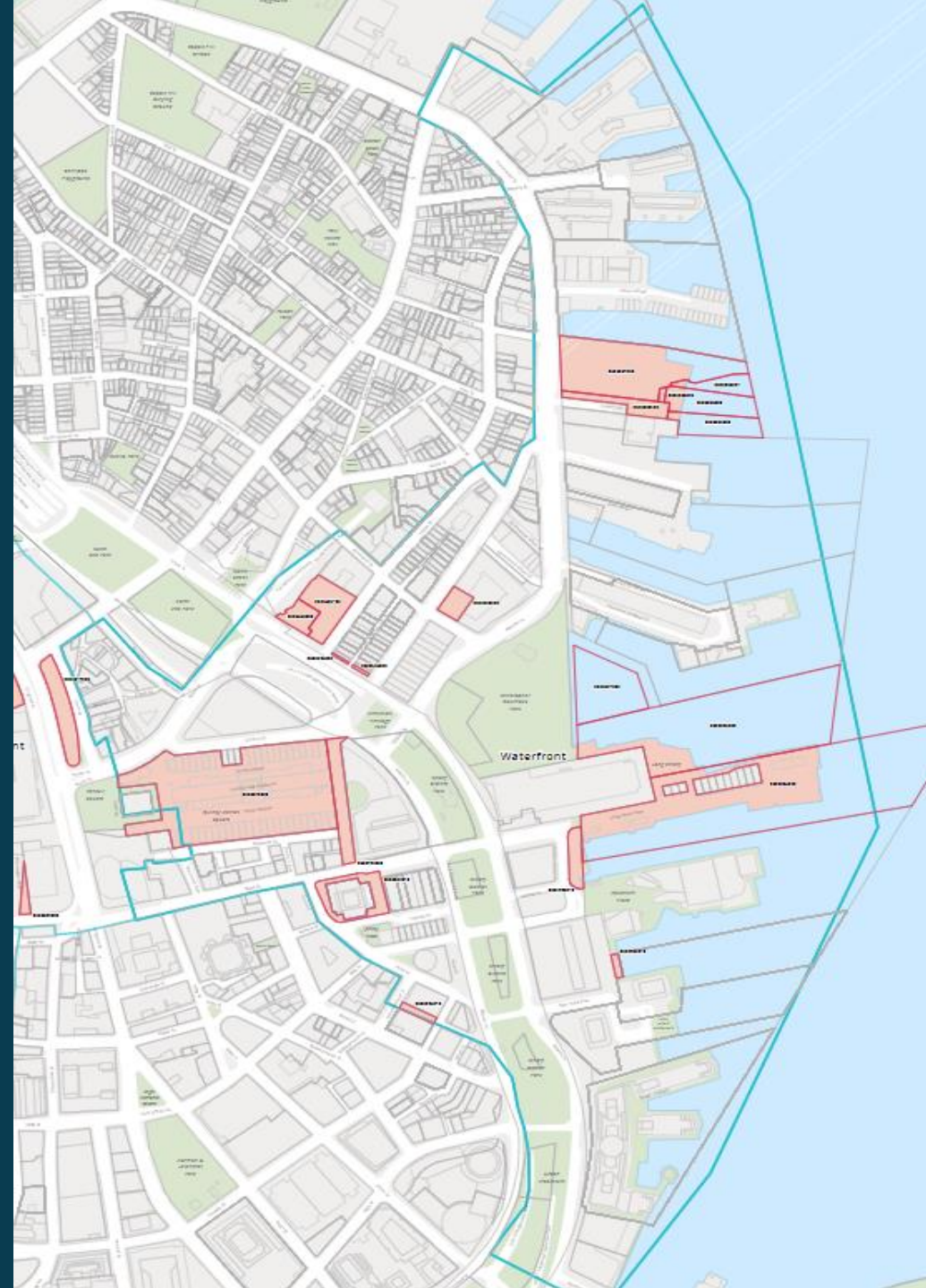


Rehab Agreement C-1B

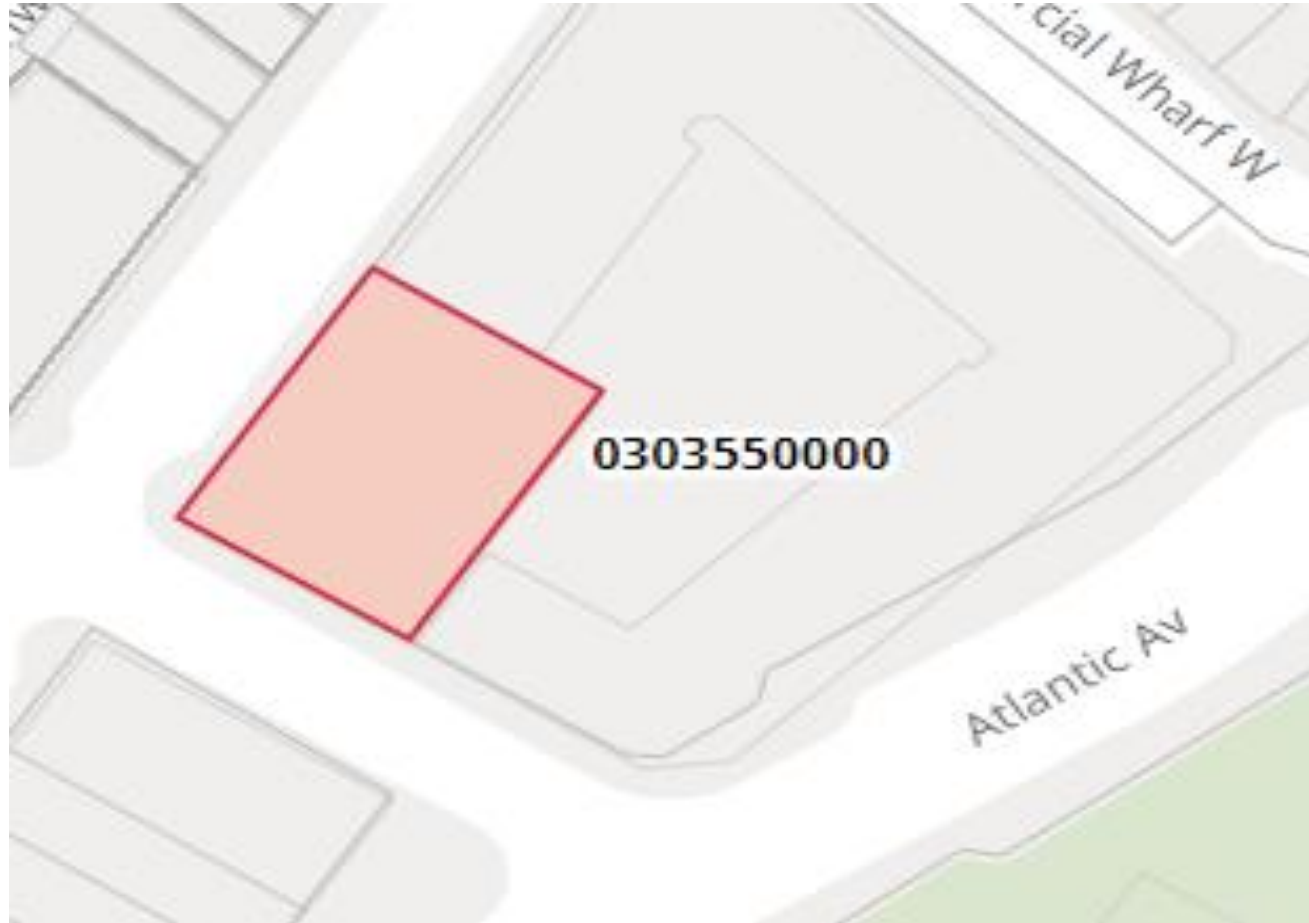


**boston planning &
development agency**

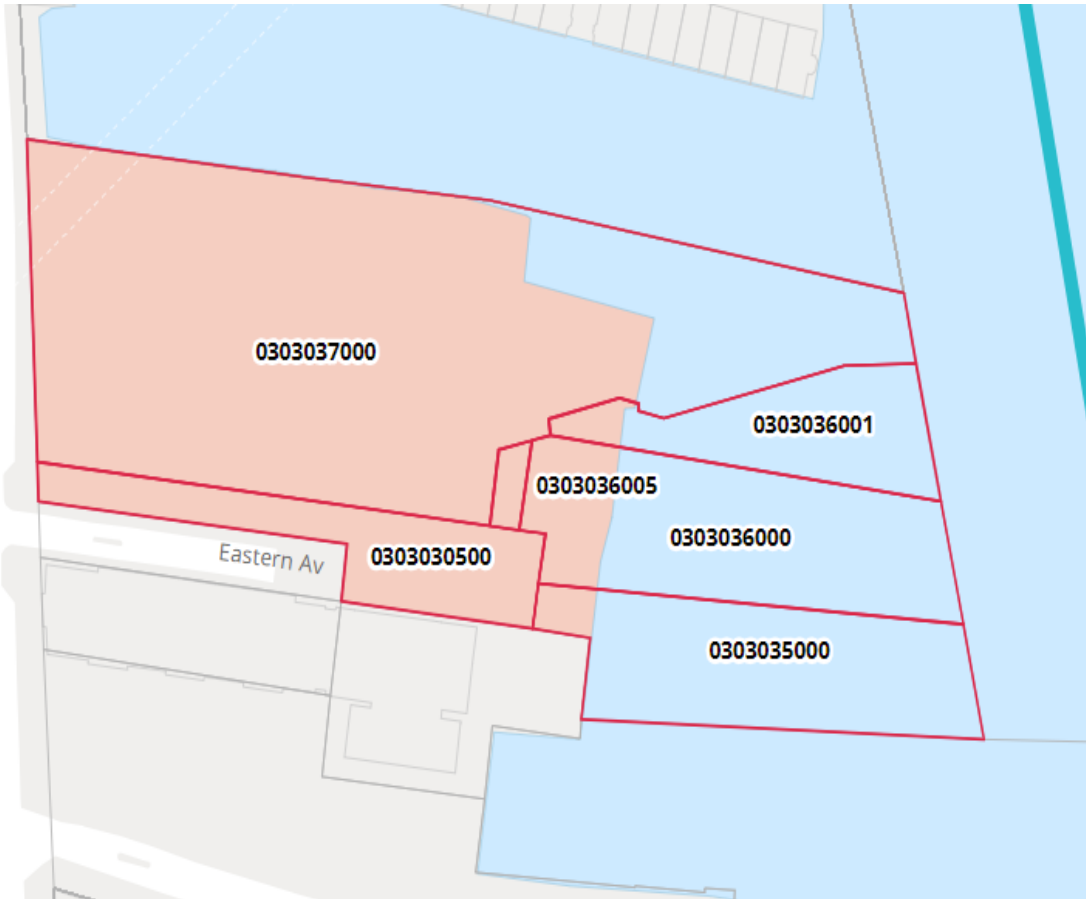
5. BPDA Owned Property Inventory



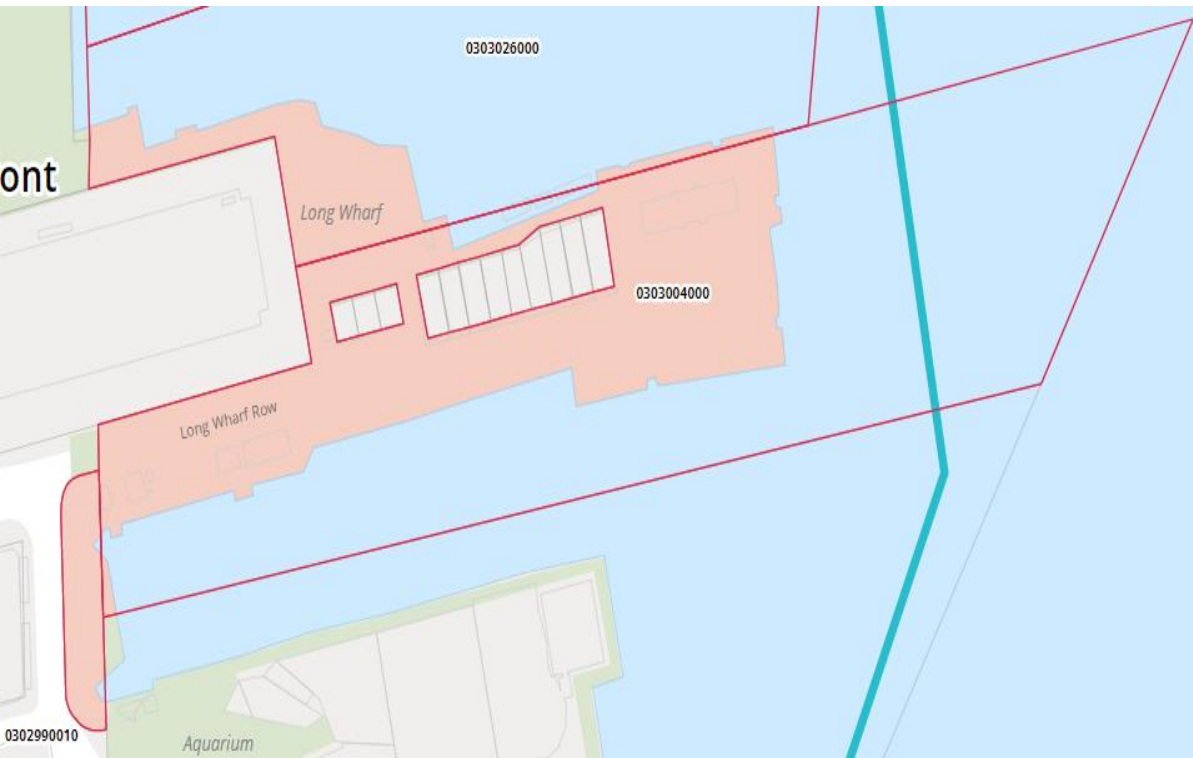
Richmond St. Parcel C-2



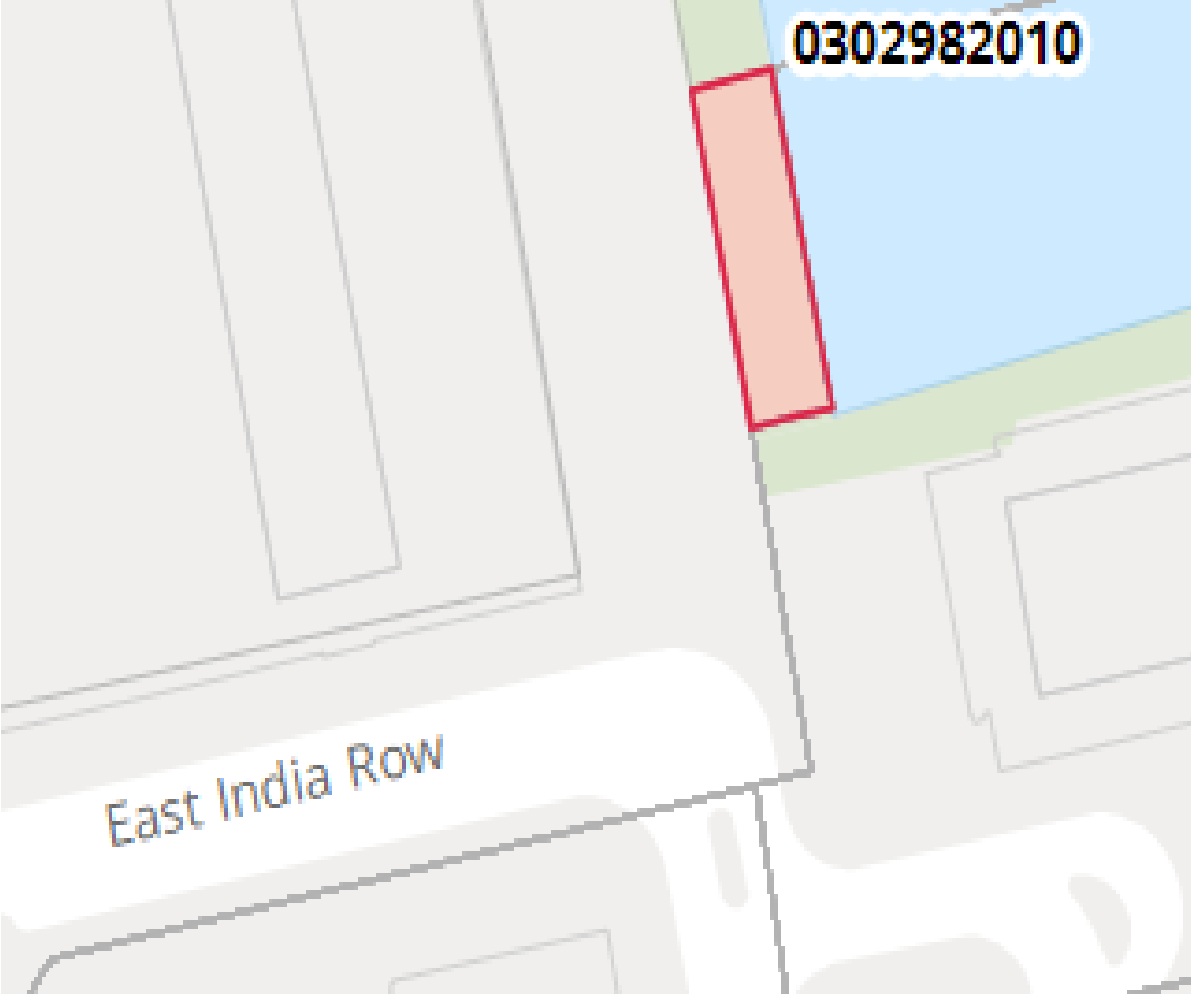
Sargents Wharf Parcel B-3



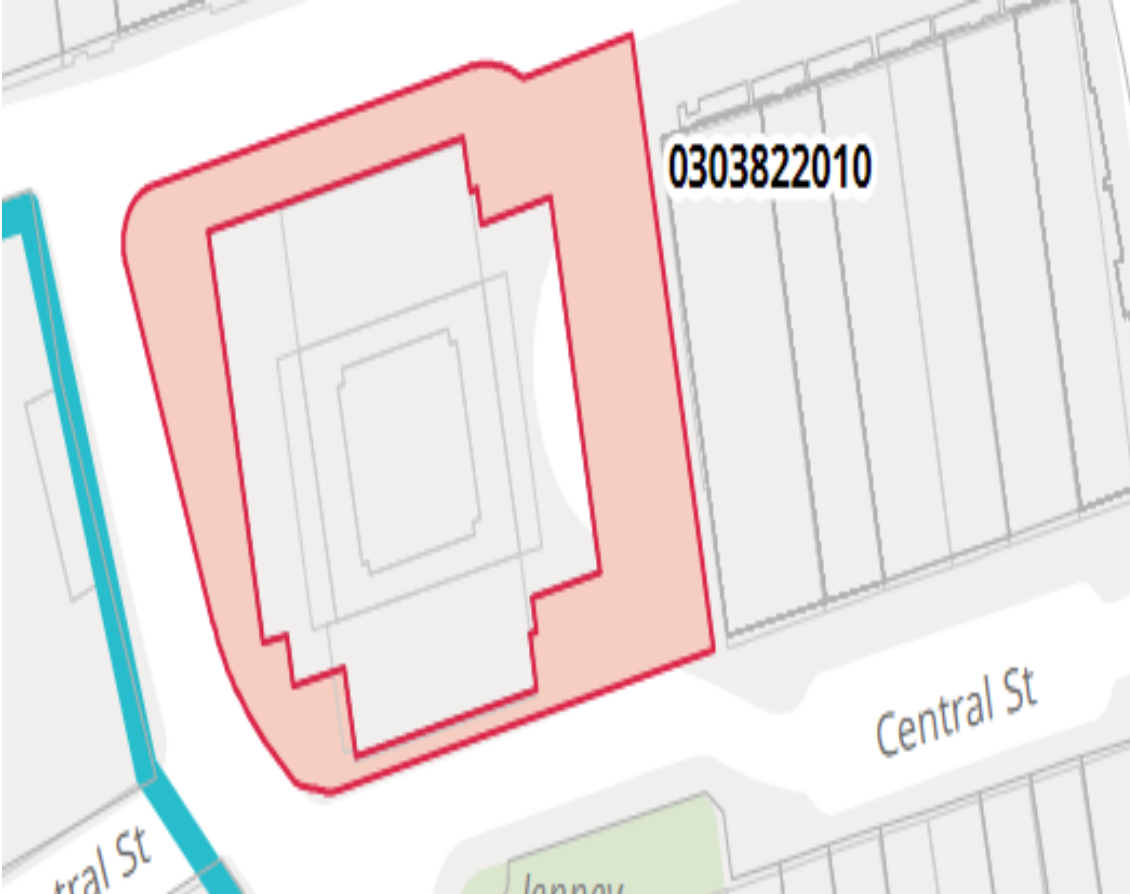
Long Wharf, Long Wharf Row, Atlantic Avenue



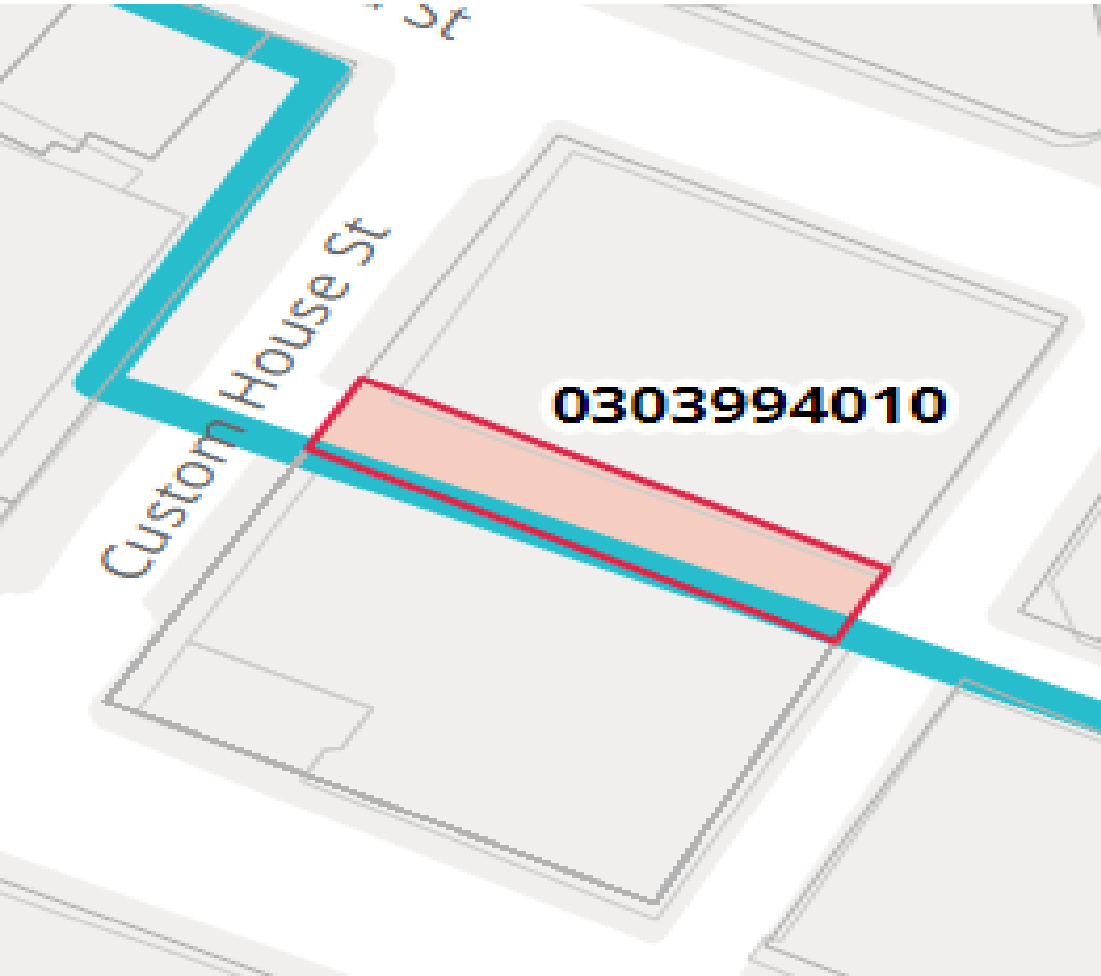
East India Row



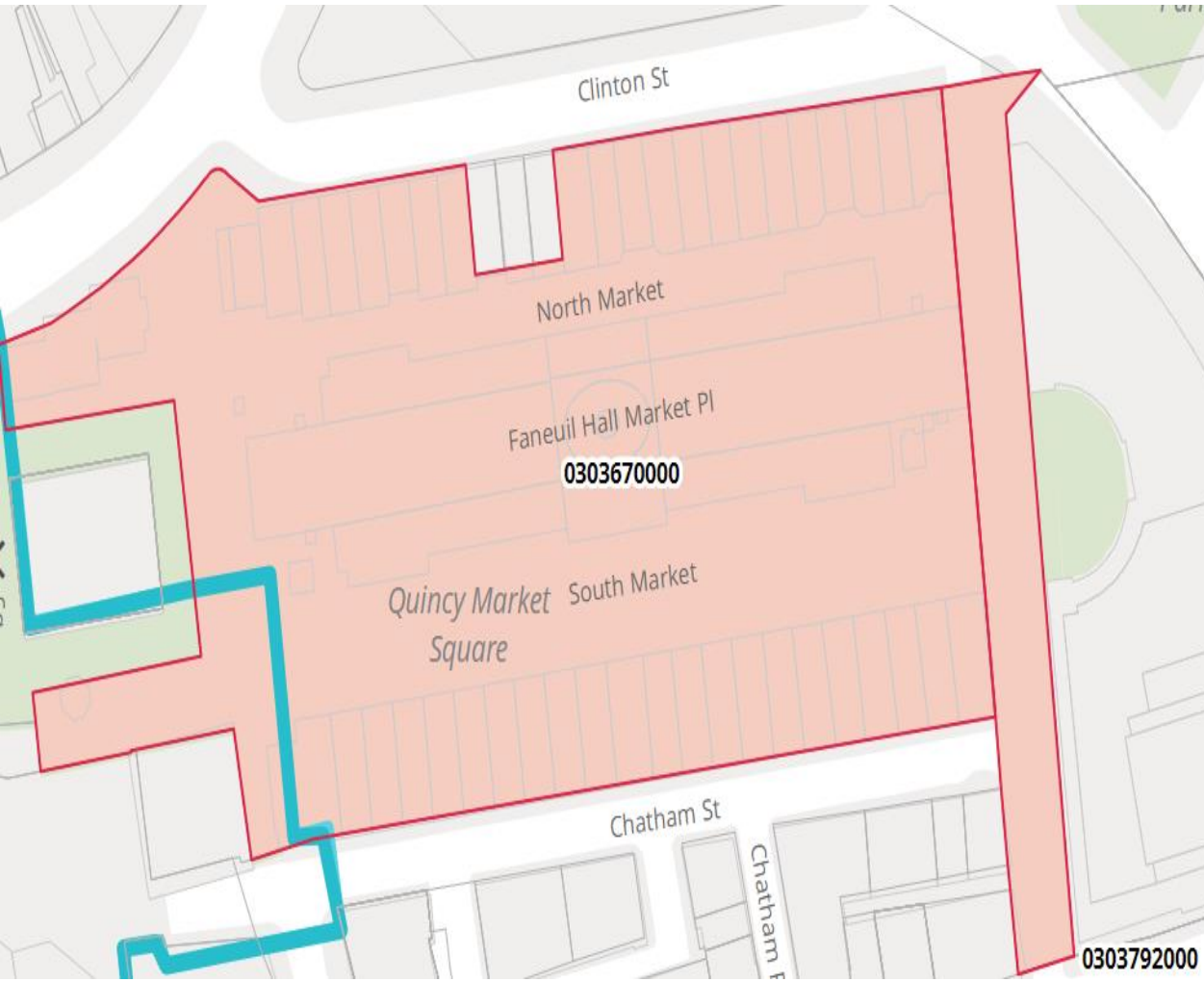
McKinley Square



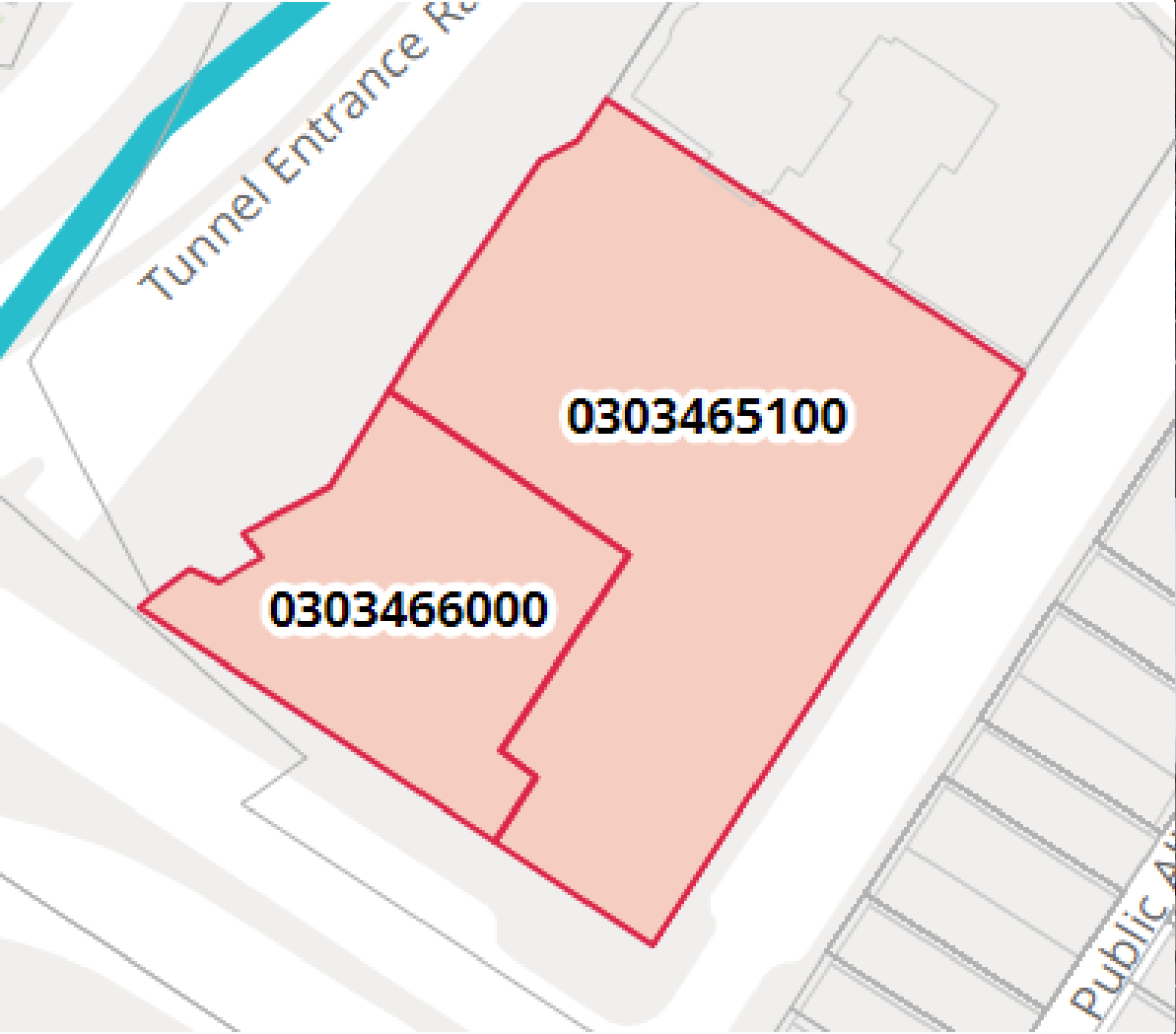
Customs House Street



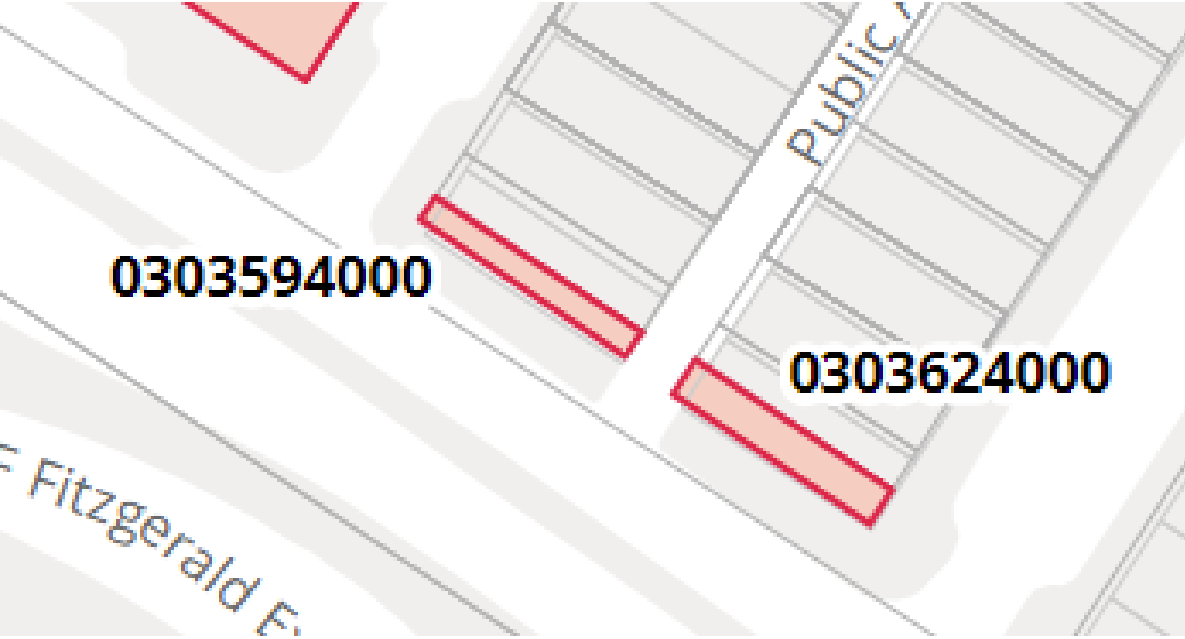
Faneuil Hall Market Place



Cross St., Fulton St.



Cross St., Commercial St



6.

Community Feedback



**boston planning &
development agency**

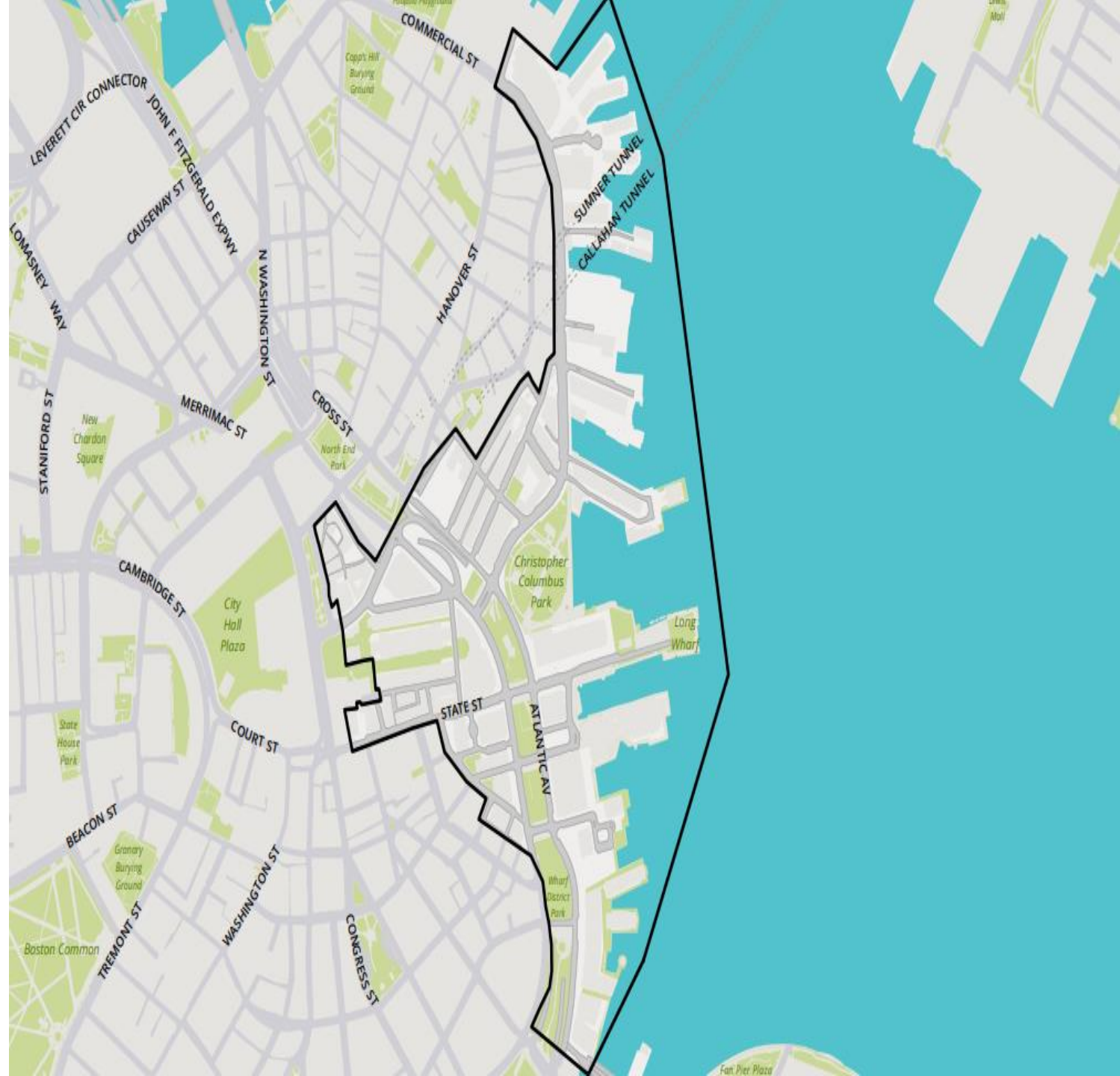


Next Steps

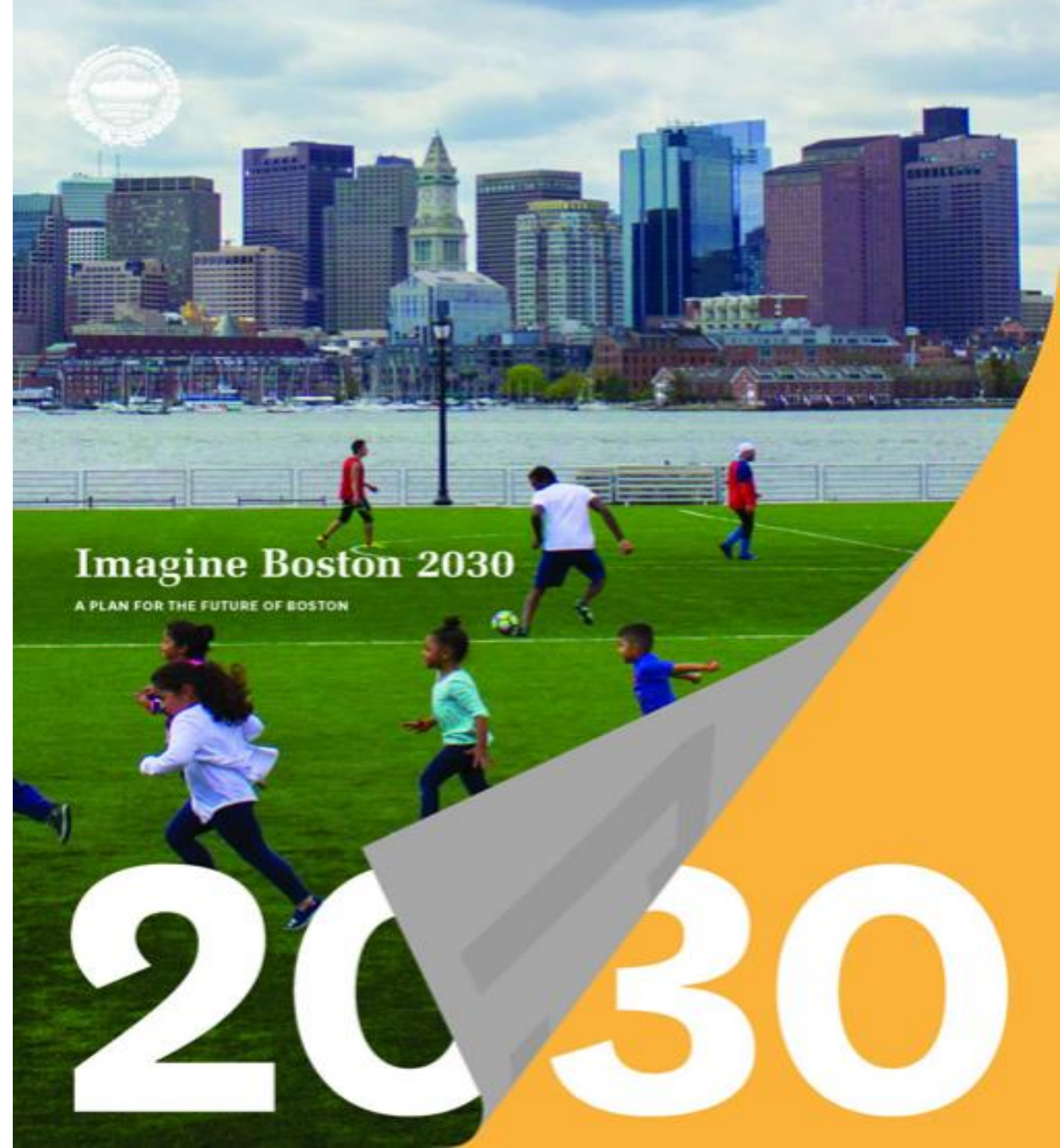


**boston planning &
development agency**


Plan Boundaries




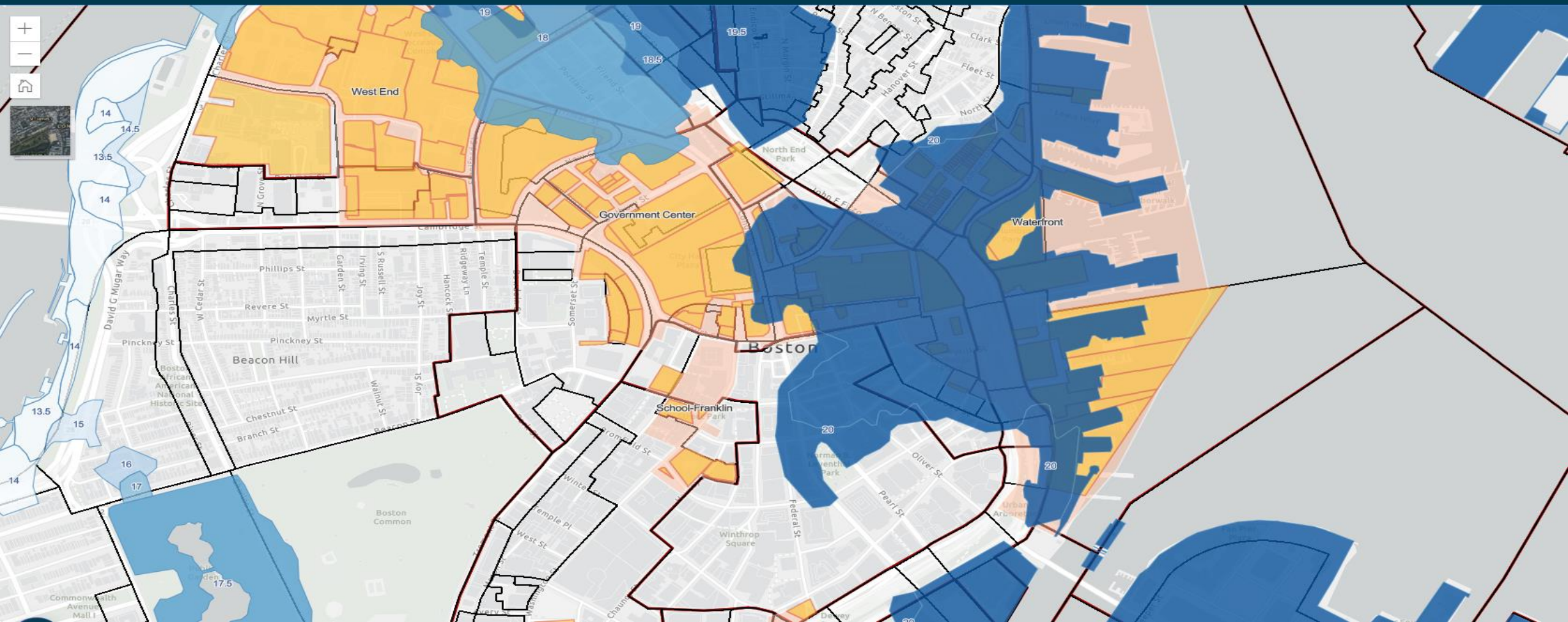
Imagine Boston 2030 & Downtown Planning Studies



Climate Resiliency

 **Zoning Viewer**





Final Note

“In twenty first century America, some cities flourish while others struggle. But all must contend with deteriorating infrastructure, economic inequality and unaffordable housing. City Governments have limited tools with which to address these problems and many must rely on the private market to support the public good.”

- Lizabeth Cohen author of

 **“Saving American Cities”**
Center for Urban & Regional
development agency

