



市区重建

公园广场

2021年6月30日



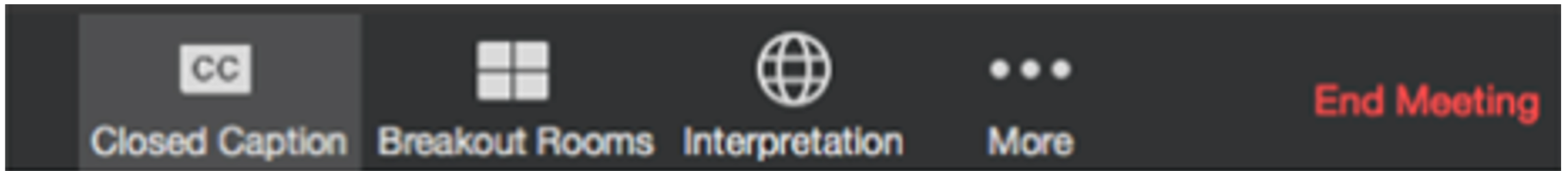
語言翻譯服務

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”。

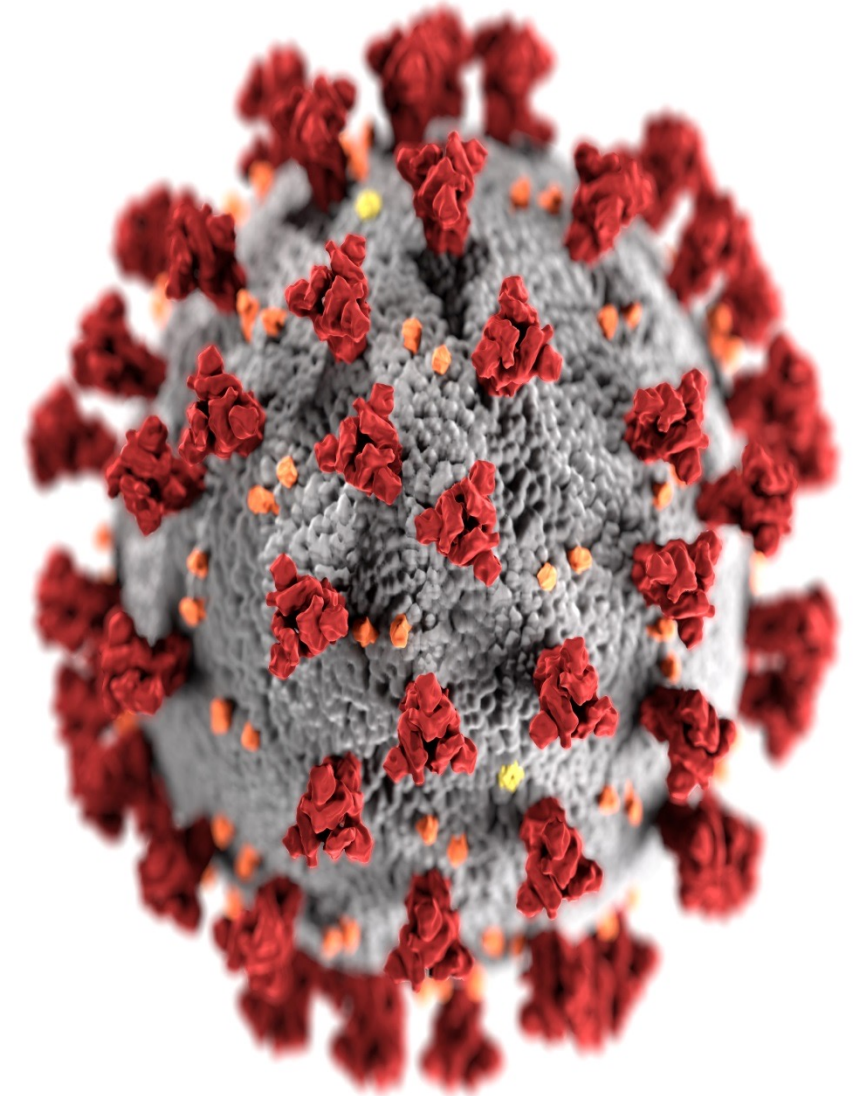
對於普通話音頻頻道，請選擇“中文”。

對於粵語音頻頻道，請選擇“德語”。



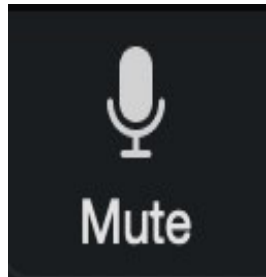
BPDA 新冠病毒 (Covid-19) 响应措施

- 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>

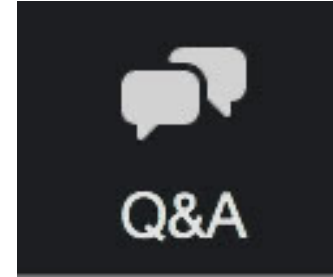


Zoom 小技巧

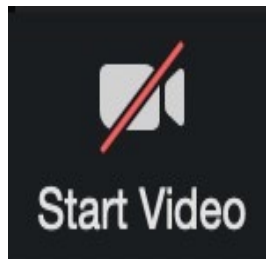
以下是第一次使用 Zoom 的用戶可以利用的一些小技巧。控制項在屏幕的下方。單擊這些符號可以激活不同的功能：



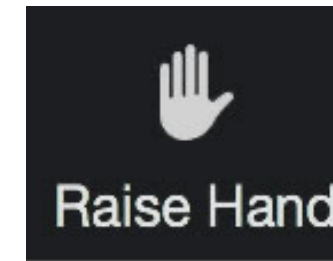
Mute/unmute (靜音/取消靜音)
在主持人給予權限前將一直保持靜音
如果是使用手機撥號，撥 *6 可以自行靜音/取消靜音



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



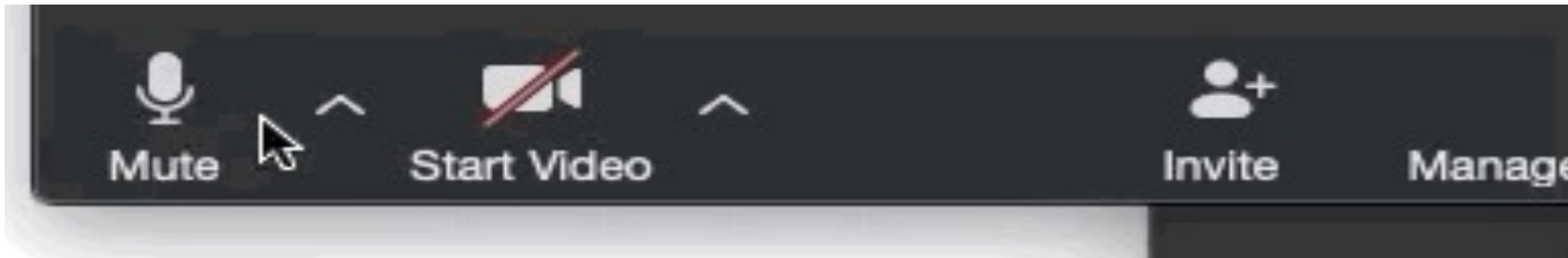
Turn video on/off (打開/關閉視頻) 在主持人給予權限前視頻將一直保持關閉



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

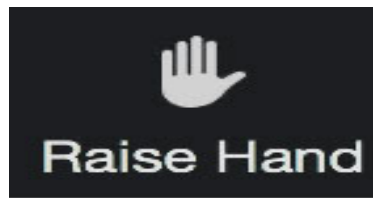
BPDA將記錄該會議並將其發佈在BPDA的網頁上，以供那些無法實時參加Zoom會議的人使用。請注意，與會人員可能正在用手機攝像頭或其他設備錄製會議。如果您不想在會議期間被錄音，請確保麥克風和攝像頭處於關閉狀態。



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
- Arreen Andrew -社區參與經理
- Melissa Lo -粵語翻譯
- Terry Yin -普通話翻譯 民選
- 員/按 / BPDA員工



城市改造区日程

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



01

简介



**boston planning &
development agency**

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.	2
Mr. Michael Connor (t) 54	
Mr. Julius Damico (t) 56	
18 Chelsea St. Mr. Samuel Burstein (so) 20 Main St., Malden	2
Mr. John Murphy, Jr. (t) 67	
20-20A Chelsea St. Rosa Ispicco (so)	1
Mr. Walter Andrews (t) 56	
67 Chelsea St. Mr. Ralph Pirozzi (so)	5
Mr. Edward R. Fitzgerald (t) 44	
Mr. Patrick H. Gearin (t) 61	
Annie E. Langan (t) 76	
Mr. Michael J. Mahoney (t) 39	
Mr. Lawrence Magonagle (t) 37	
5 HOMESTEAD PLACE Mr. Frank Zintz (so) St., Brookline	3
Mrs. Ruth Gleason (t)	
Mr. Archie L. Moors (t) 47	
Mr. Joseph Solnick (t) 56	
7 Homestead Place Mr. Frank Zintz (so)	4
Mrs. Ruth Beaton (t) 45	
Mr. Douglas Hanson (t) 49	
Mr. Edward J. MacKenzie (t) 23	

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



我們如今的狀況是怎樣造成的？



**boston planning &
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城市改造 延期流程



BOSTON CITY COUNCIL

www.cityofboston.gov/citycouncil
city.council@cityofboston.gov

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

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

May 3, 2016

Dear Director Golden,

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

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

城市改造社區參與 – 第 1 組

North Station

Park Plaza

Kittredge
Square

Brunswick-King

CBD School
Franklin

CBD Boylston
Essex

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

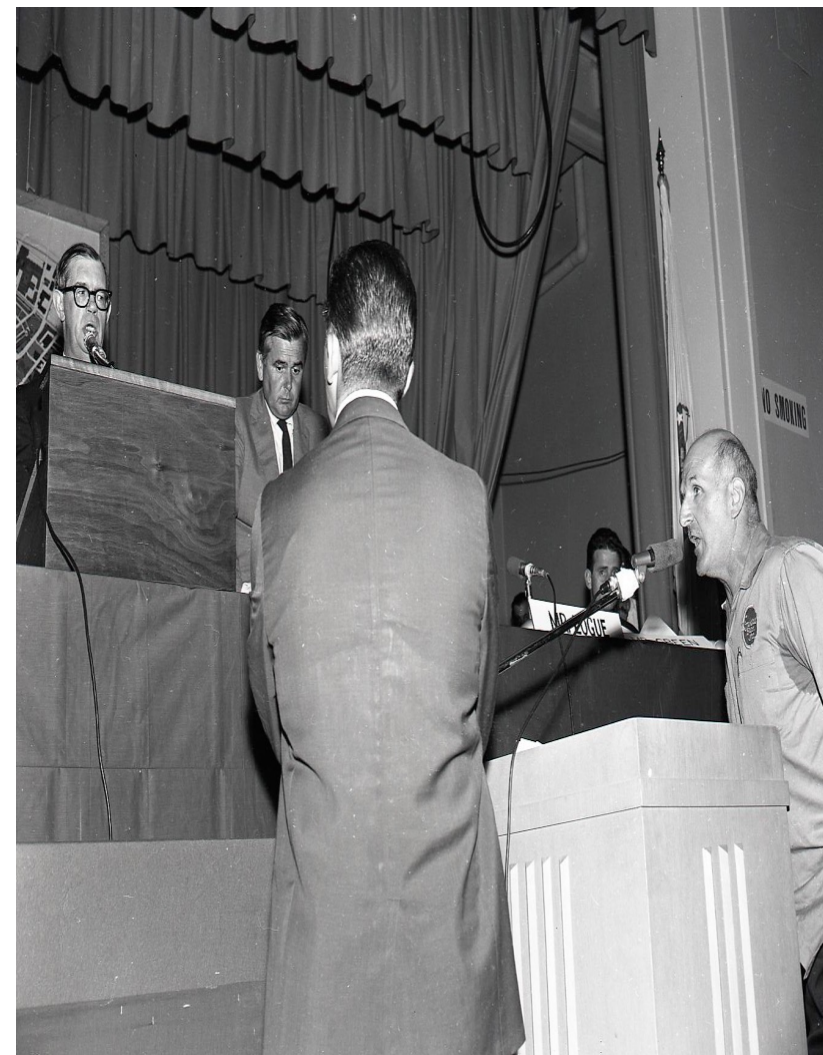
South End

Washington
Park

West End

公民参与目标

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



02

公民参与 回顾

历史工具 LDA 库存 BPDA
自有财产清单 变化



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全國性 – 美國各城市

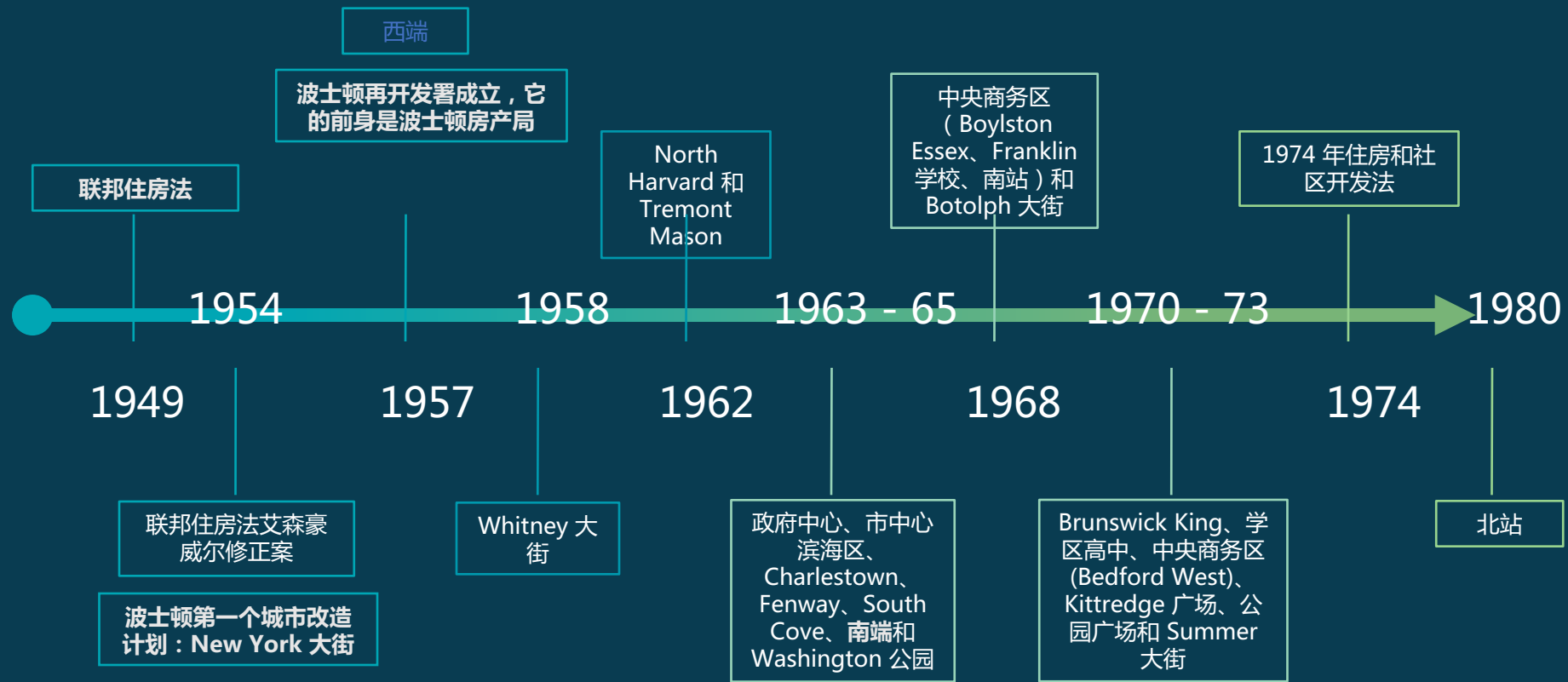
- 1937 年住房法- (即住房管理局-徵用權)
- 世界大戰後的美國，隨著工業化的變緩，大量的移民從不穩定的歐洲湧入。此外，非洲裔美國人繼續從南方深處向北遷移。
- 美國金融機構的“紅線批註” 措施造成許多城市社區缺乏住房所有權和投資。
- 到 1949 年，各城市的白人中產階級開始遷到郊區，即“白人大遷移”。
- 汽車的增多和美國高速公路系統的增長將投資引向郊區。

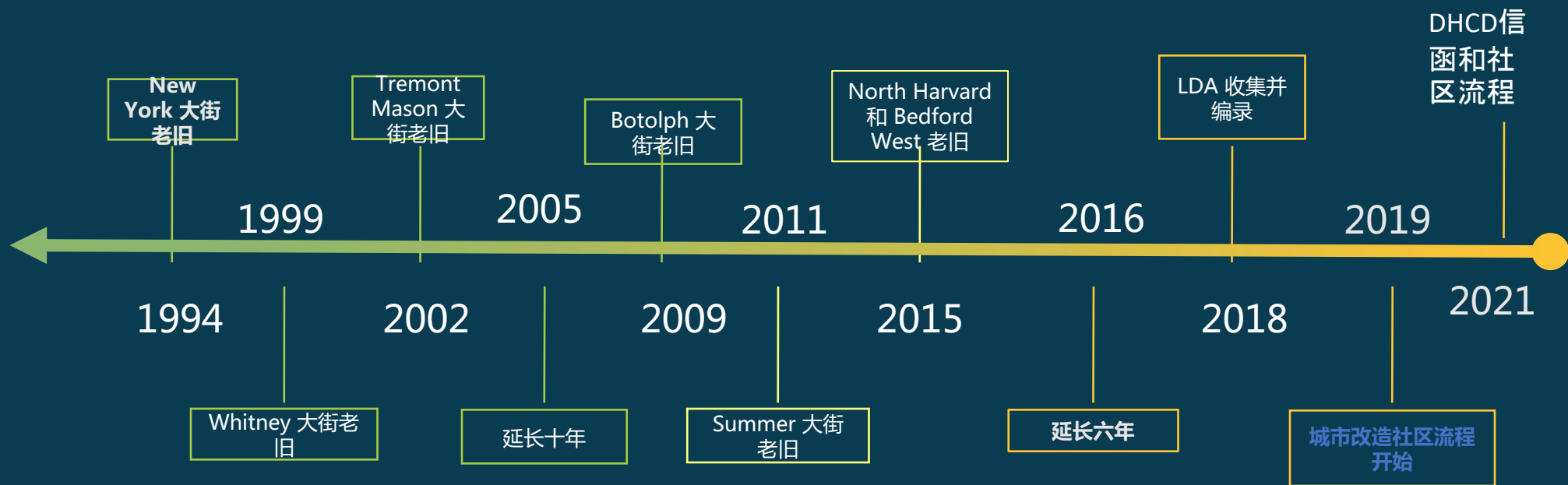


本地 – 波士頓

- 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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- 聯邦政府開始大幅投資來重新開發二戰後迅速衰退的城市。(UR)
- 早期的城市改造通常使用工具來集中基礎設施和公共設施用地，來吸引上層中產階級居民重返城市，從而扭轉影響面廣的不利局面。

“500 万人仍生活在
贫民窟和容易失火的
建筑物里。300 万人
在与其他人合住”

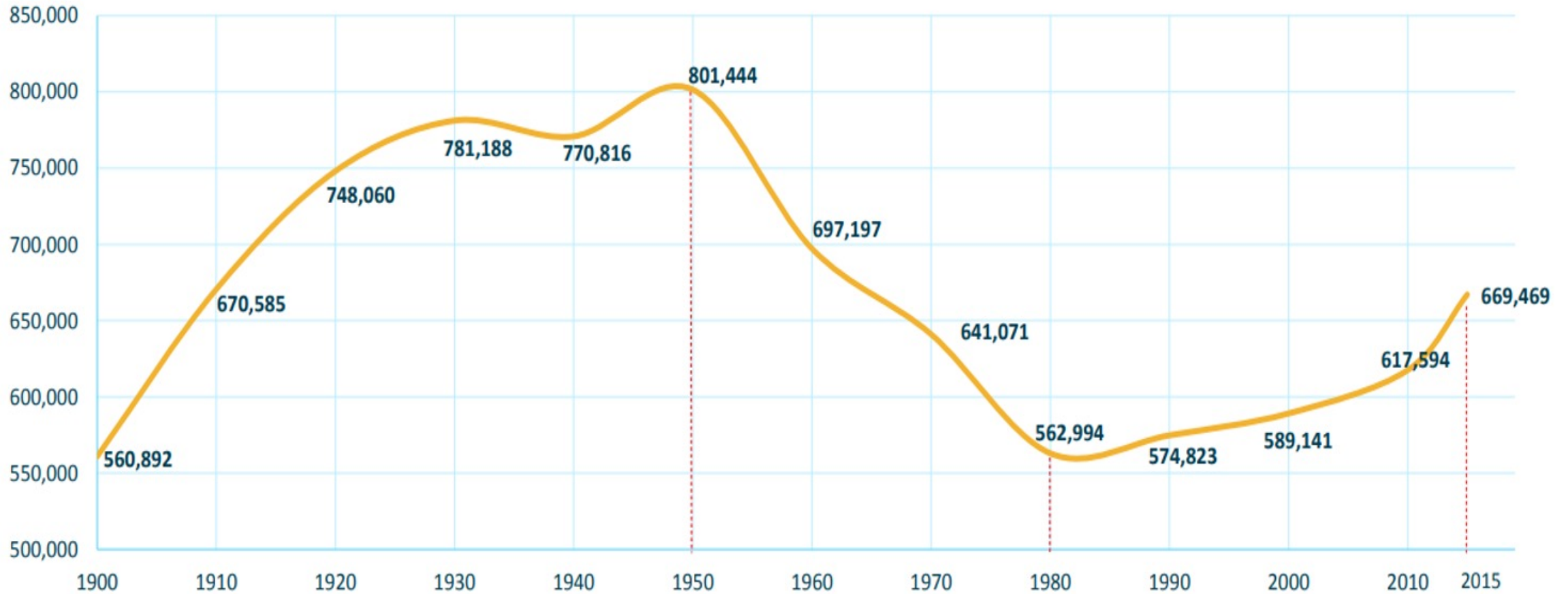
— 杜鲁门总统

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。



波士頓的人口 (1900 – 2015)

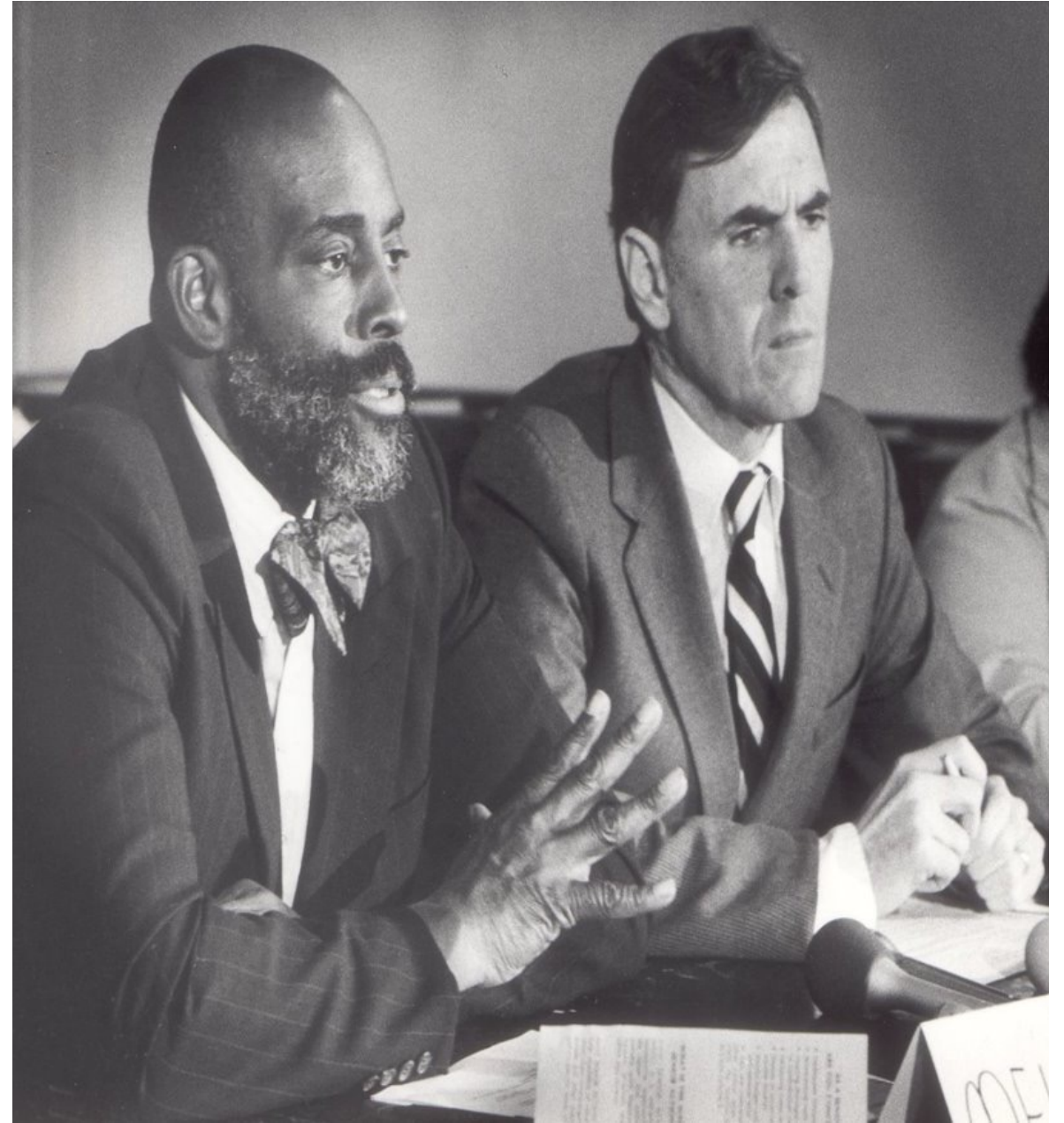


- New York Streets
- West End
- Whitney Streets
- North Harvard



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

Ed Logue : 上任 與人民一起規劃



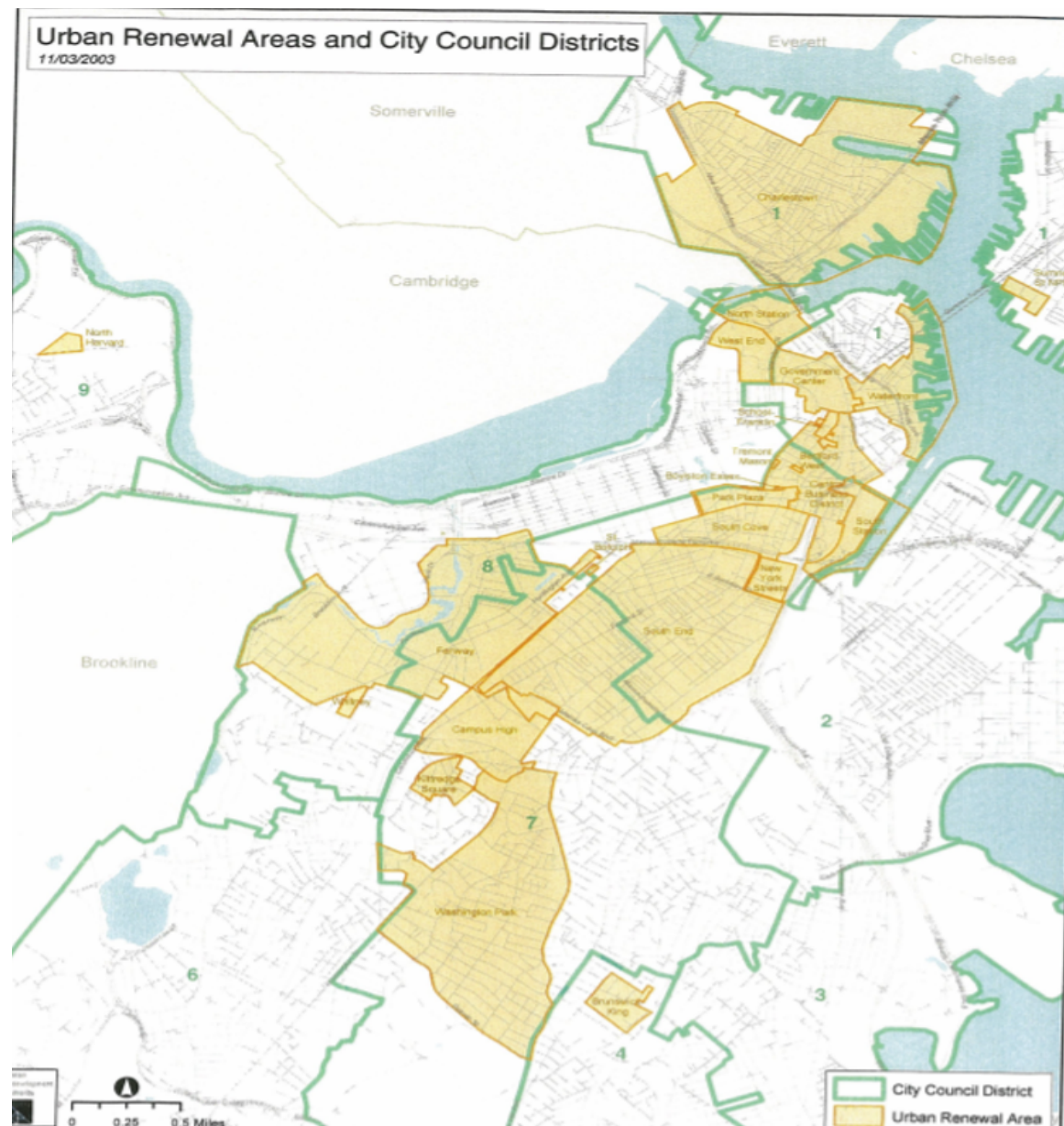
Ed Logue :

- 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。



1970- 展示

目前波士頓有 23 個 城市改造計劃







03

城市更新基礎



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城市改造計劃

- 遵守計劃（使用類型）的其他限制/流程
- 土地用途和建築物要求（用途、高度、FAR、尺寸、退縮尺度、停車、空地）
*除了符合分區規範，除非在 U 區。

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 ^{1/}	-	10' in depth along frontages facing on to the water slip between Central and Long Wharves
A-5	General Office ^{1/}	50	5	- 1 ^{1/}	-	10' in depth along Eastern frontage
A-6 ^{2/}	General Office	250	10	- 1 ^{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 ^{1/}	-	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.

公園廣場目標

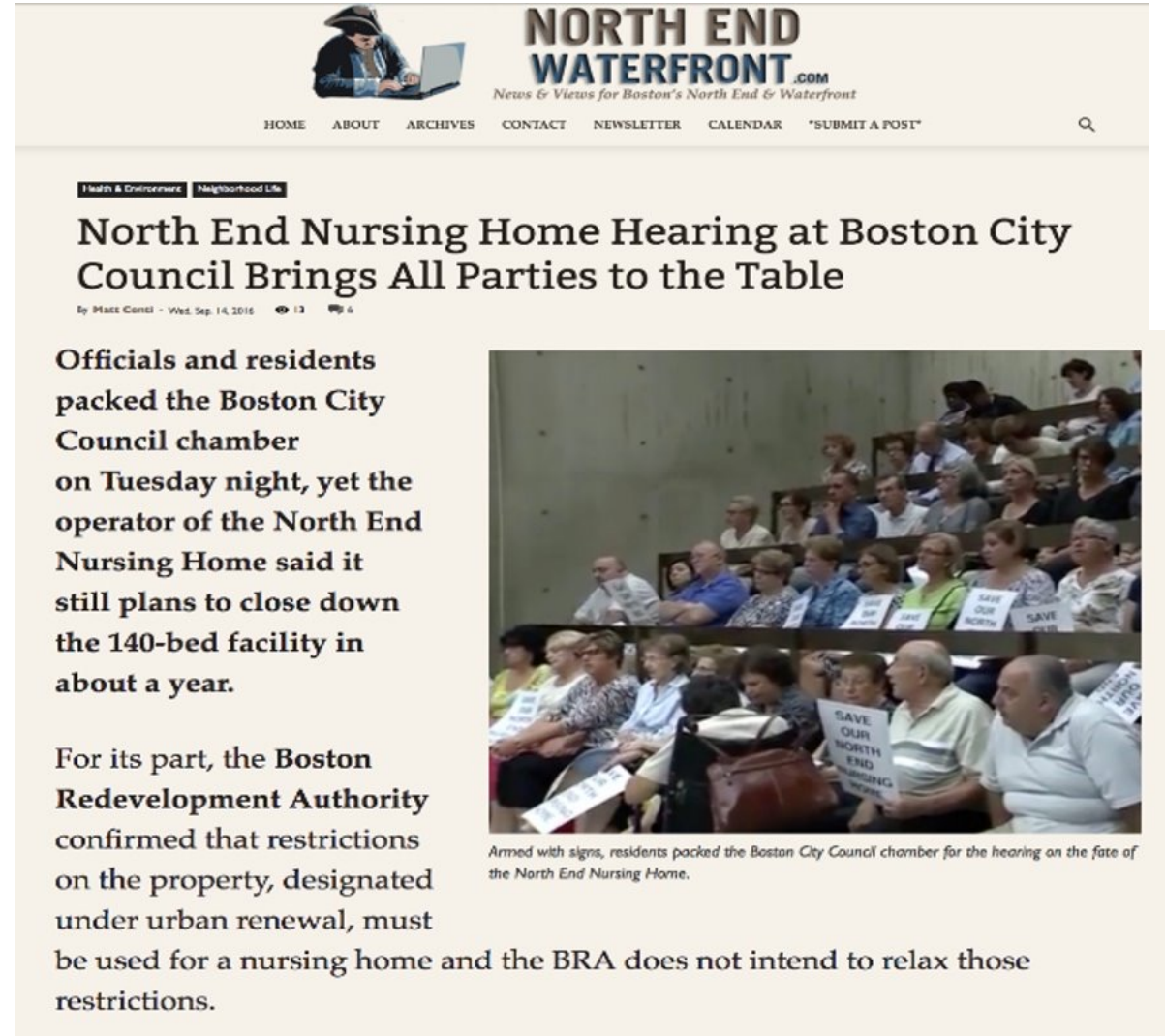
- 促進在城市中心創建高密度、混合用途的社區。
- 促進現有車庫、過時公共建築和私人開發機會的重建。
- 保護和增強該地區的歷史資源。
- 改善從唐人街到後灣的聯繫。
- 支持擴大機構和混合用途領域。
- 通過重新開發未充分利用的地塊來增加稅收。



什么是土地处置协议 什么是土地處置協議？

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 Condit - 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.

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。



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

MAY 18 10 30 AM '16
 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) 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:

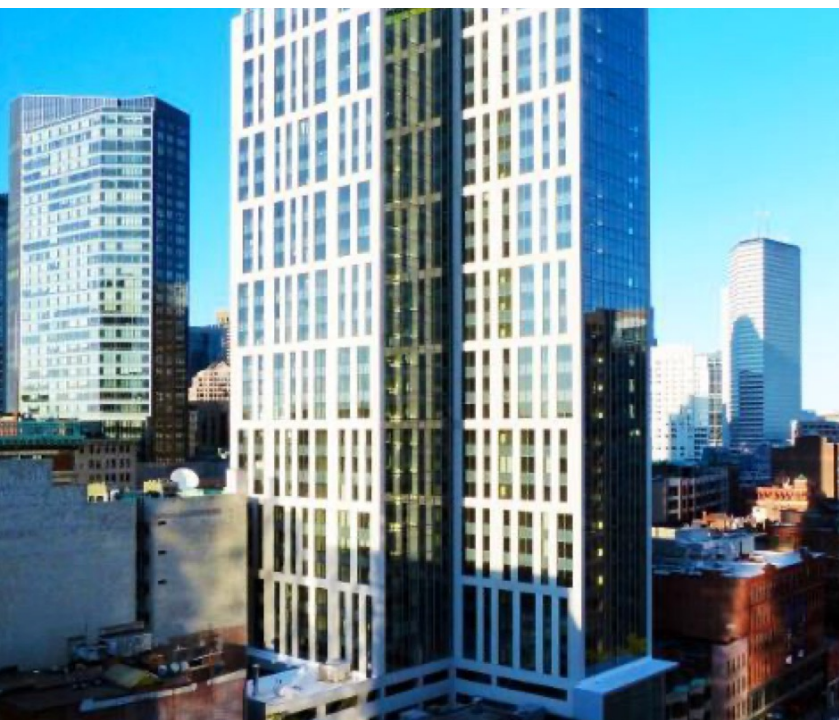
1. The BRA will file any minor modification notice with the City Clerk to be read into the agenda of the next City Council meeting. In accordance with the Rules of the City Council, the President can refer the matter to the appropriate committee which may hold a hearing on the notice and issue a non-binding 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 Baystate-F 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. Faneuil Urban Renewal Plan
9. Government Center Urban Renewal Plan
10. Kittredge 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 25, 2016 (read; year 13, rays 3 (Jackson, Frenay, Zakim))
 Approved by the Mayor March 28, 2016.

Attest:
 Margaret Tierney
 City Clerk



BPDA 擁有的房產



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.

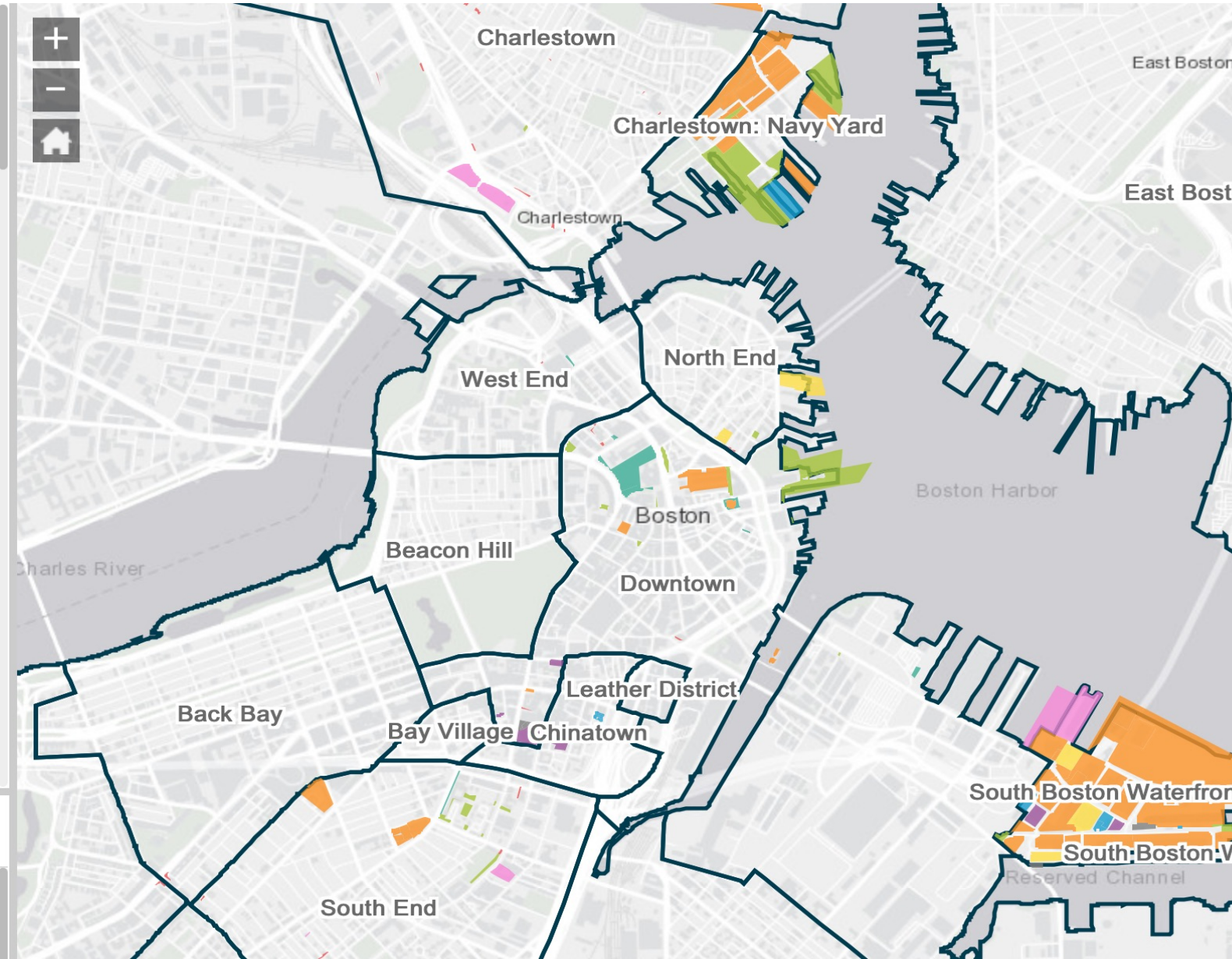
Data keys:

- 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

中貿大廈

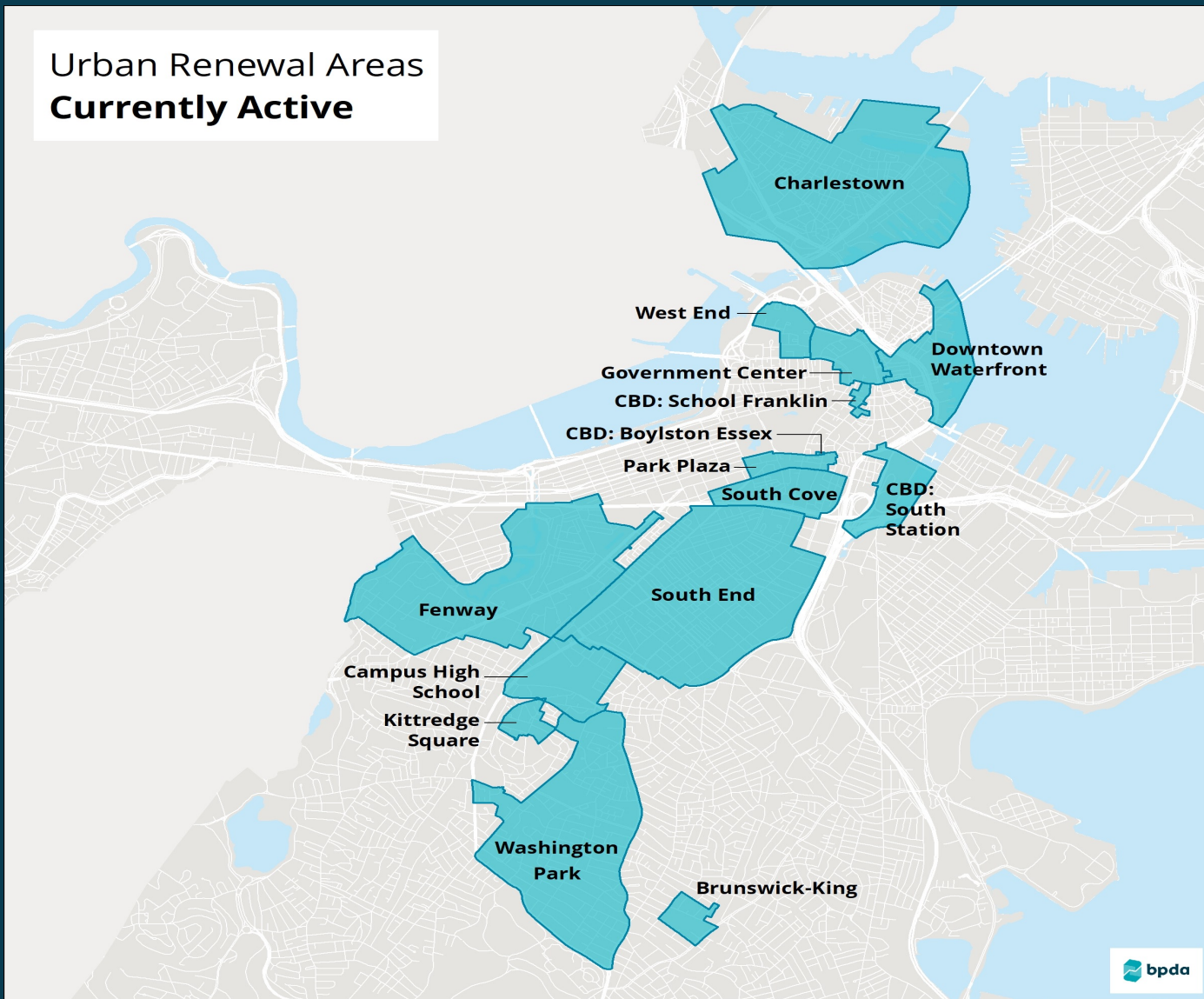


04.

2022年提案 公園廣場的 潛在日落



**boston planning &
development agency**



公園廣場評論



自有物業



監管限制



所採取的行動



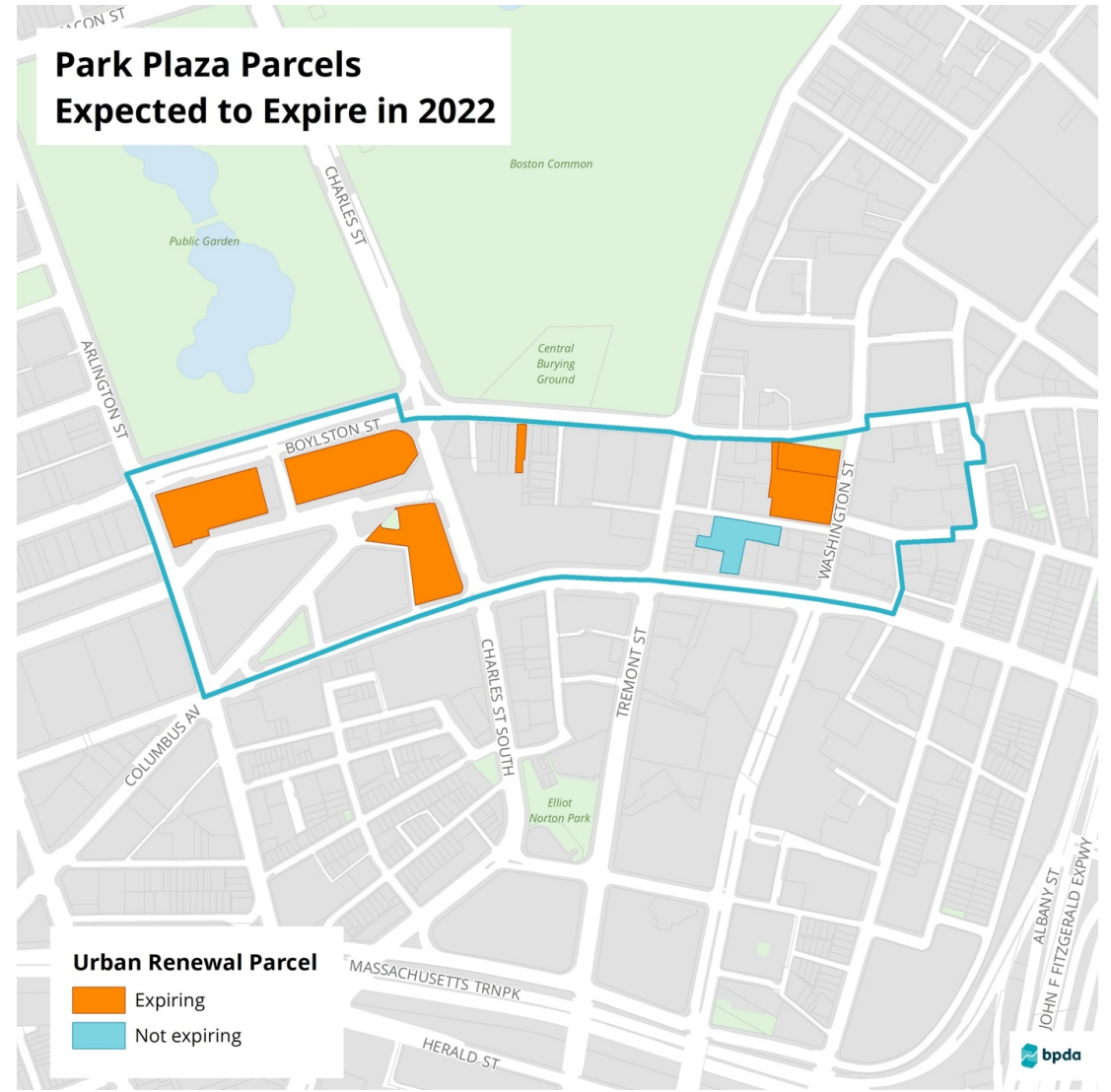
反饋



**boston planning &
development agency**

過期限制

- LDA將於2022年到期



LDA 註釋

7	No.	Assessing No.	Assessing No. - Individual Units	Urban Renewal Parcel R-77	Street Address	Use	LDA section 302(a)	LDA
8	4	0501170000	Multiple Assessing ID's (Heritage on the Garden)	Arlington/Haddessah subparcel of Parcel 1	300 Boylston Street	R/C	Residential Condo Units	12633/001
9	2	0501185000	Multiple Assessing ID's (Four Seasons Place)	Subparcel of Parcel 1 (Sawyer Parcel) Boston Plaza Hotel Associates Four Seasons Place	200-220 Boylston Street Hadassah / Charles (subparcel of parcel 1) Boston plaza Hotel Associates Four Seasons Place	R/C	Construction of luxury hotel and condominium units. Project shall contain approximately 290 hotel units, 100 residential units, 220 parking spaces, a restaurant, bars, meeting rooms, a ballroom, a health club, and a pool.	9975/127 (Approval of PPS Design Proposal - 38631/210)
10	3	0500105010	Multiple (One Charles Street South)	Park Square Parcel of Parcel 2 , (D-1, 43-4-C, 43-4-C-UR)	One Charles Street South (Park Square Parcel of Parcel 2)	R/C	Amended LDA includes air rights, Residential Condo Units	26061/082 30929/244
11	6	0304896020	Kensington Building (pieces LDA)	HB-A, HB-B, HB-C, HB-D, HB-E, HB-F, HB-G	659-677 Washington Street - Kensington	R/C	385 Residential Units and Parking	39014/140, Amended and Restated - 48405/248
12	1	0304910020	we control Sliver Parcels around it (Avalon)	45 Stuart Street Residences Project, Avalon Stuart LLC	24-58 LaGrange Street (includes 24-26 La Grange St)	R	Construction of a residential building with various elements ranging from 28-30 stories containing approximately 404 residential rental units on floors 4-30, approximately 198 managed parking spaces on floors 2-5, and a lobby and support space on the ground floor.	49888/189 56408/69

自 2016 年以來採取的措施

Urban Renewal Plan Area Update

Below is a summary of the singular BPDA Board Action regarding the Park Plaza Urban Renewal Area that has occurred since the 2016 extension process.

Date	Action	Notes
3/2017	License agreement	Request authorization to enter into a three year License Agreement with the Boston Public Library for use and occupancy of 1,800 square feet on the lower level of the China Trade Building located at 2-22 Boylston Street in the Park Plaza Urban Renewal Area.



BPDA 擁有的房產

Urban Renewal Area	Assessing ID	Address	Lot Size	Use	Status	Review
Park Plaza Parcel C-T-1 4	0304908000	2 BOYLSTON ST	15390	Commercial	Commercial Lease	China Trade Building. Class B multi-tenant building. Not being considered for redevelopment

其他 注意事項



日落問題

- 城市更新地塊的高度和容積率的變化被視為重大修改，需要市議會和DHCD 的批准。
- 所有建築成本的 1% 將用於街道設施和公共改善。

PARK PLAZA URBAN RENEWAL PROJECT

URBAN RENEWAL PLAN



推進計劃目標

想像波士頓2030

計劃：市區

多元化，公平與包容

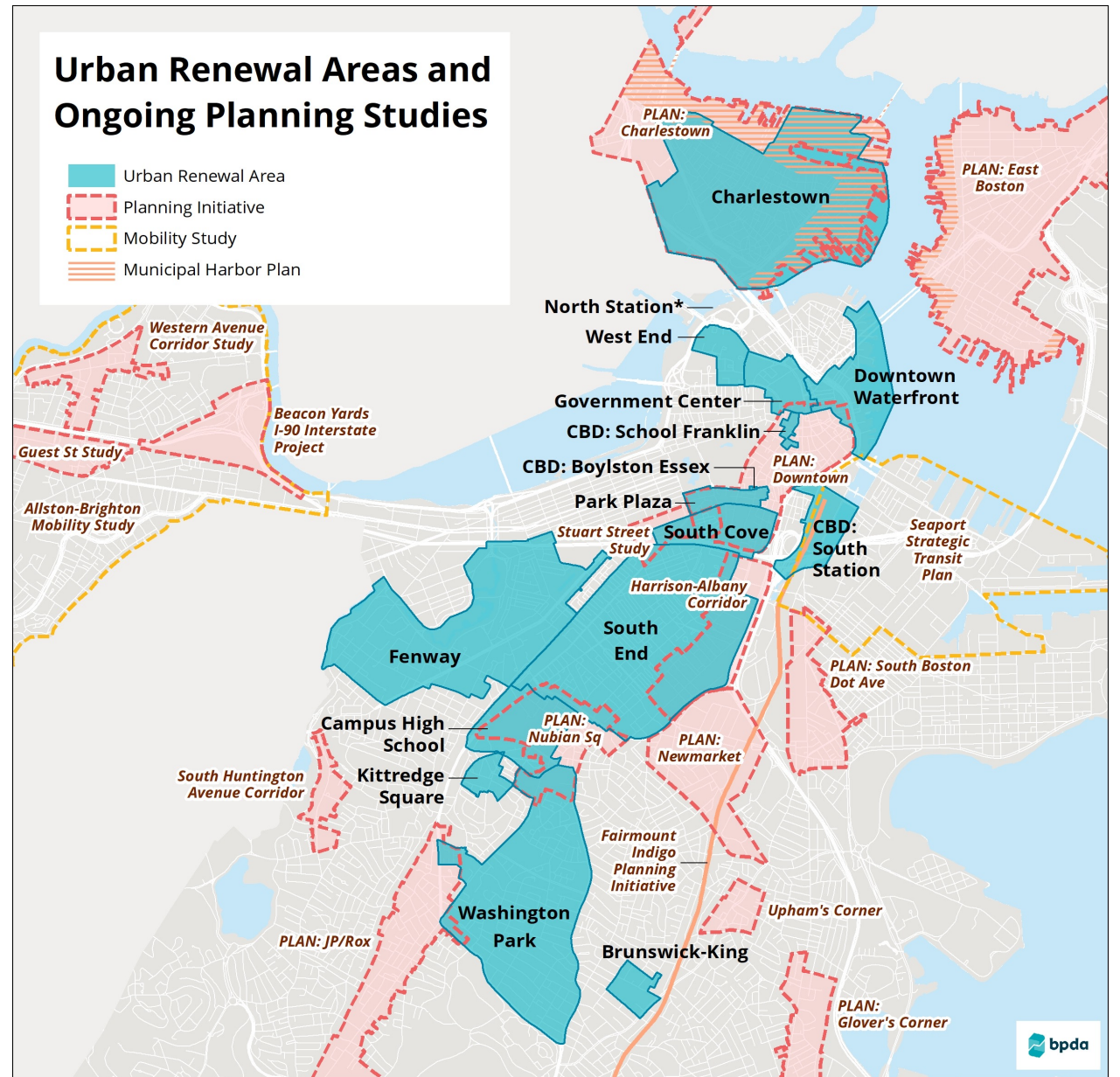
交通運輸

氣候適應力

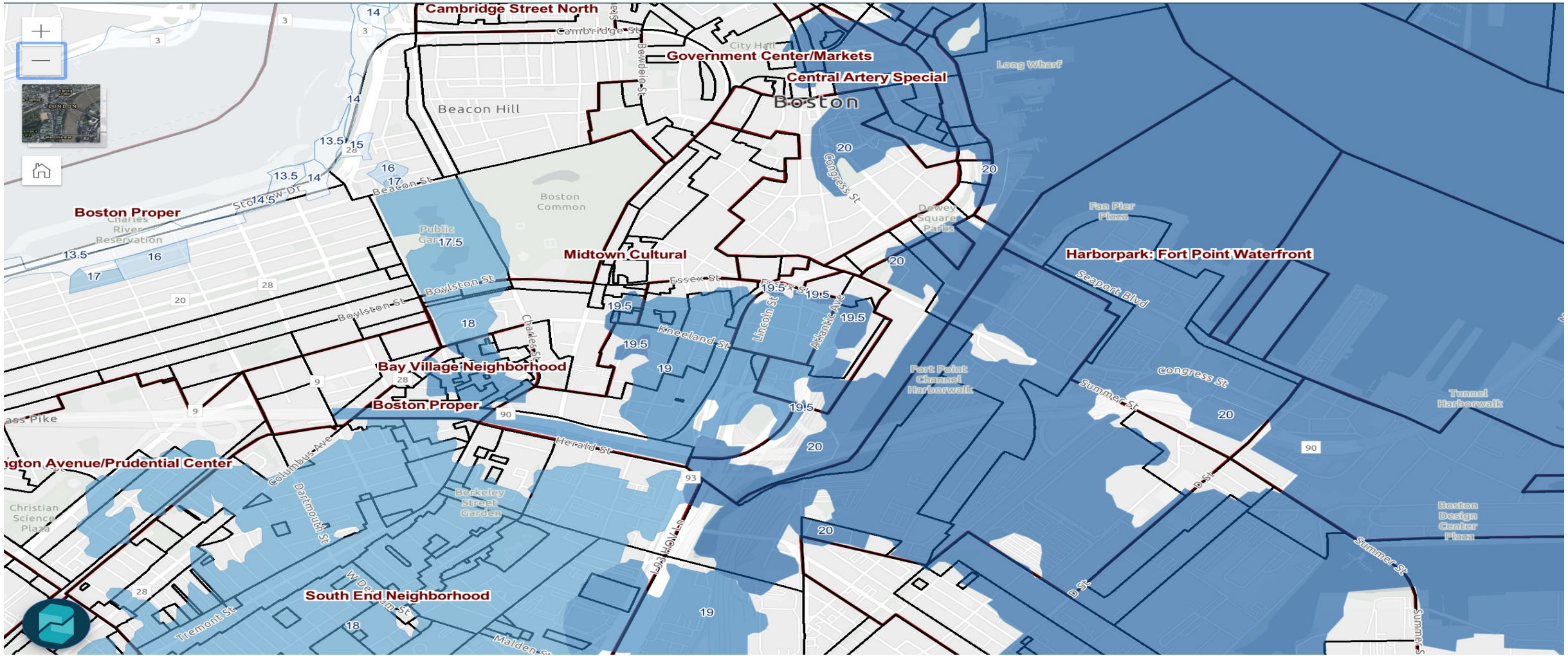
Covid 19因素



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氣候彈性和環境目標



城市更新工具

升高街道，公共道路，廣場和財產以限制沿海洪水氾濫。

雨水儲存和基礎設施等級以下的集成。

加固路基條件以限制風暴潮。

遮陽和防風結構的建築外觀變更。

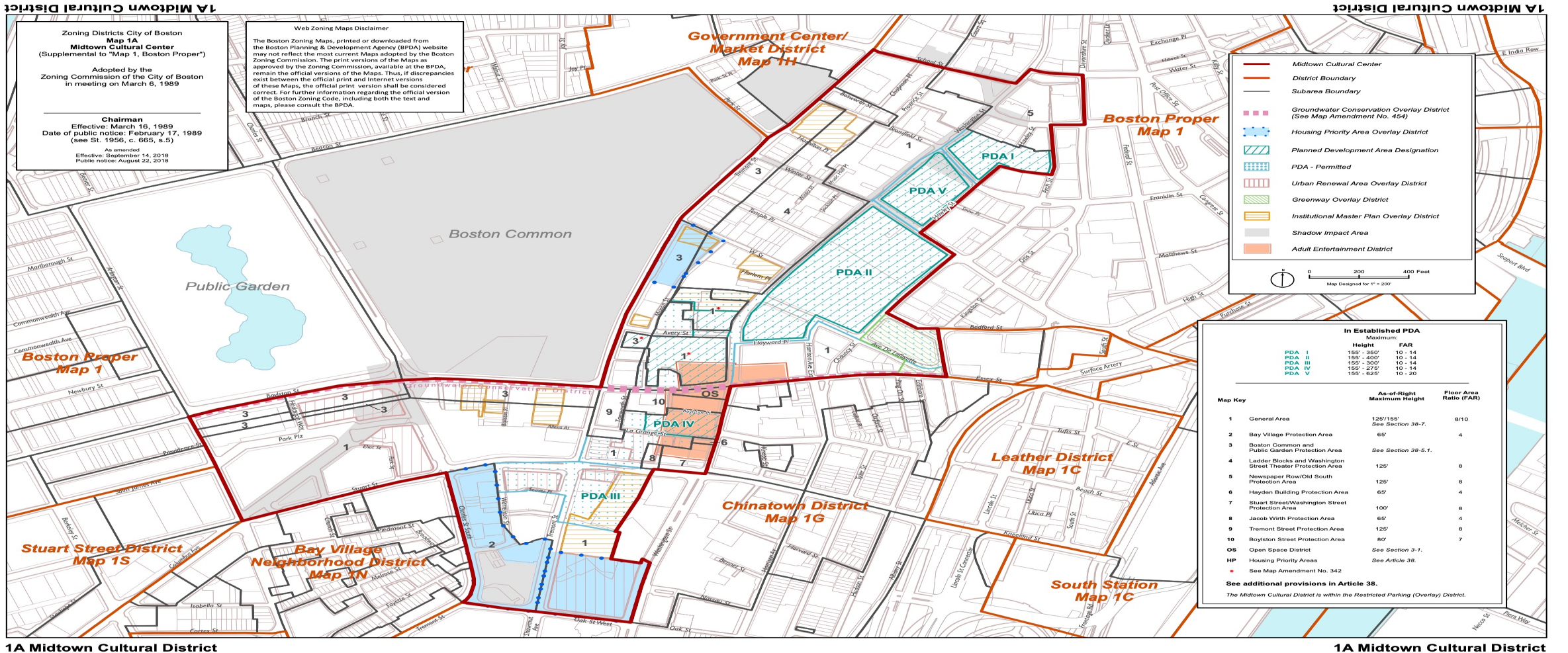
交通改善



**boston planning &
development agency**



U-Districts



有什麼問題嗎？



**boston planning &
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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

2021 年城市改造



**boston planning &
development agency**