

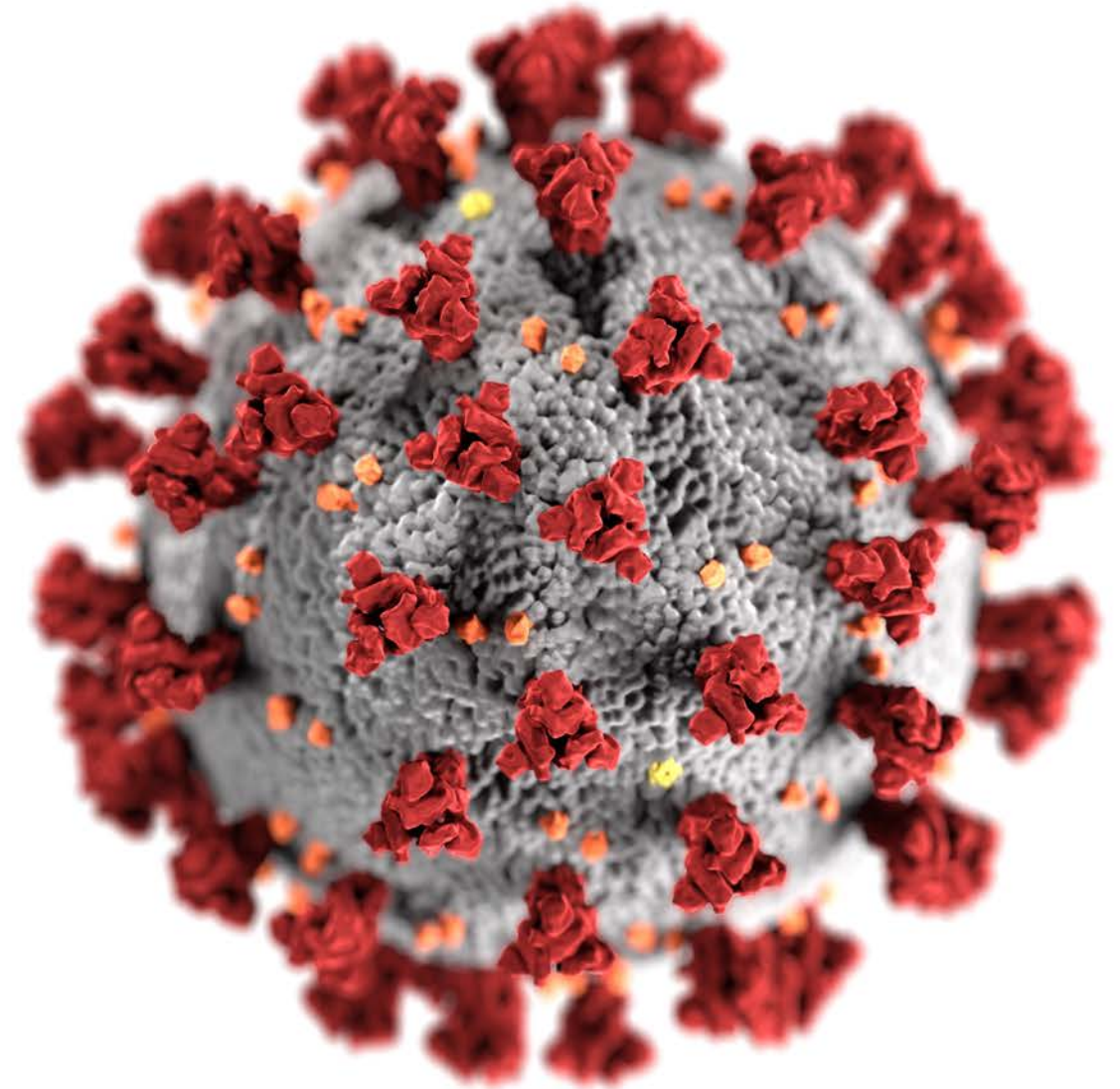


Urban Renewal West End

December 10th, 2020

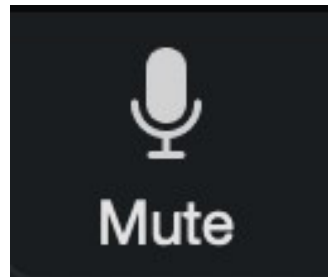
BPDA's Covid-19 Response

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



Zoom Tips

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



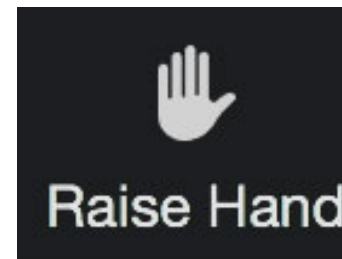
Mute/unmute

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



Turn video on/off

your video will remain off until a host gives you access

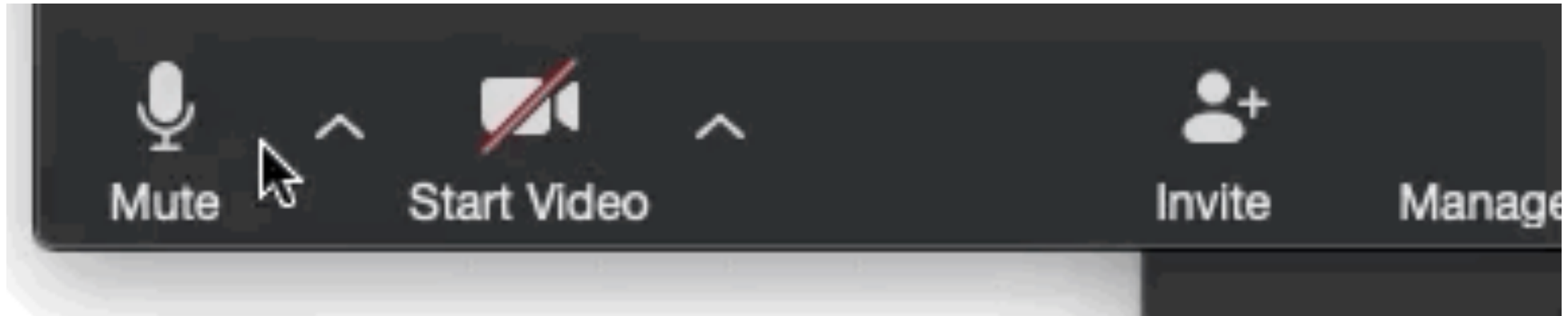


Raise Hand

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

Meeting Recording

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



Meeting Format

- During the BPDA's presentation, all microphones will be muted.
 1. Raise your hand and we will take your questions orally in the order that hands were raised once the presentation is complete.

[Powerpoint](#)

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

Virtual Meeting Etiquette

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

Panelists

- Chris Breen - Urban Renewal Manager
- Raul Duverge - Senior Project Manager
- Charlotte Ong – West End Planner
- Martin Serrano – Legal Assistant
- Joe Christo – Senior Coastal Resilience Waterfront Planner
- Elected Officials/Reporters



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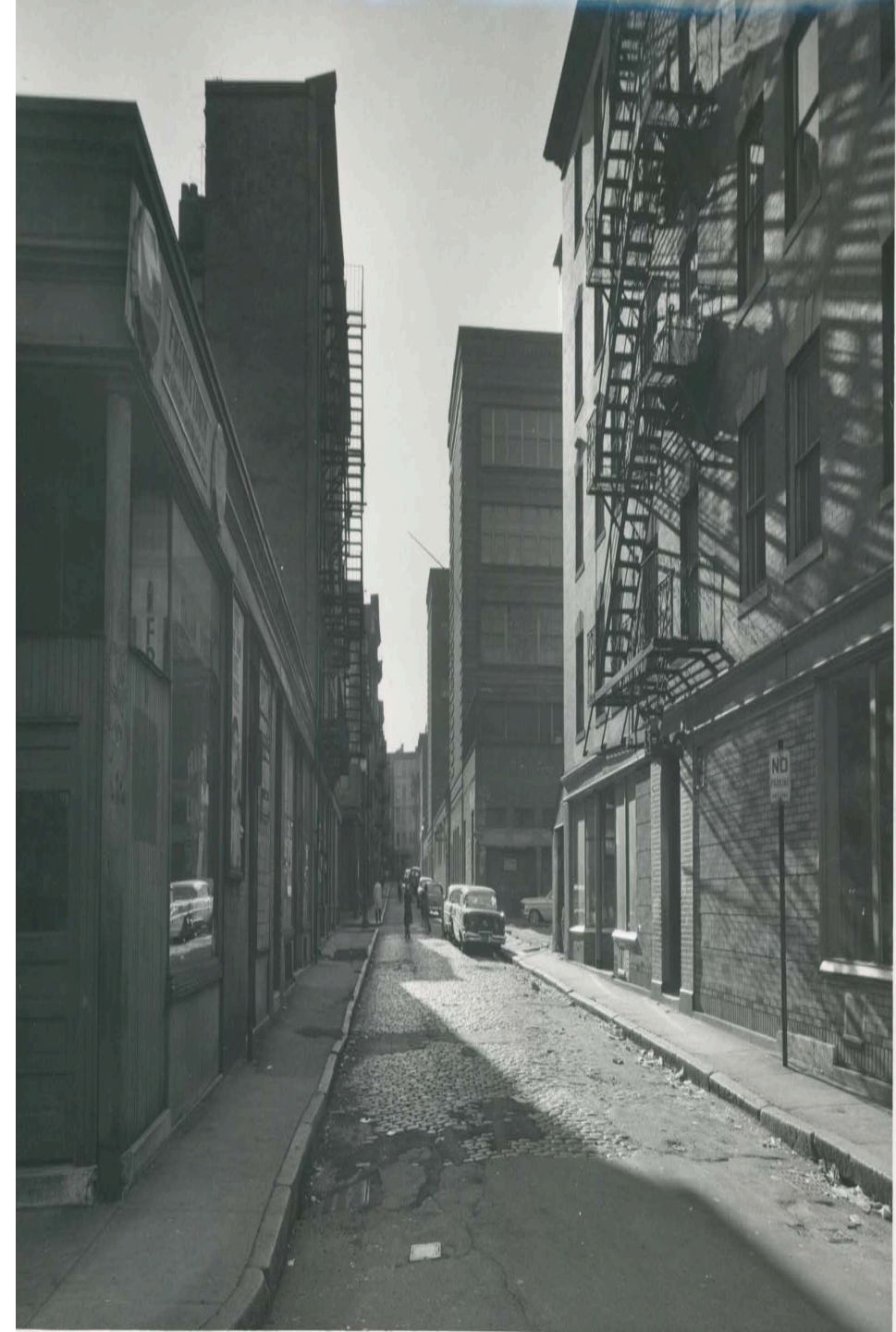


Urban Renewal Area Agenda

1. Introduction
2. Urban Renewal Background
3. Urban Renewal Action Plan
4. Land Disposition Agreement Inventory
5. BPDA Owned Land Inventory
6. Urban Renewal Importance
7. Next Steps: Q+A



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01

Introduction



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Demolition of the West End....
July 19, 1959

"Papa's" Cafe - Leverett Street

Who am I?

Christopher Breen, *Urban Renewal Manager*

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



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My Background



PRECINCT I FAMILIES TO BE ACQUIRED

<u>Address</u>	<u># Families in Structure</u>
14-14A Chelsea St. Albert M. Benedict (so) 14 Chelsea St., Chas. Mr. Michael Condor (t) 54 Mr. Julius Damico (t) 66	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) Mr. Walter Andrews (t) 56	1
67 Chelsea St. Mr. Ralph Pirozzi (so) Mr. Edward R. Fitzgerald (t) 44 Mr. Patrick H. Gearin (t) 61 Annie E. Langan (t) 76 Mr. Michael J. Mahoney (t) 39 Mr. Lawrence Magonagle (t) 37	5
5 HOMESTEAD PLACE Mr. Frank Zintz (so) 159 Coolidge St., Brookline Mrs. Ruth Glonis (t) Mr. Archie L. Moors (t) 47 Mr. Joseph Solnick (t) 56	3
7 Homestead Place Mr. Frank Zintz (so) Mrs. Ruth Beaton (t) 45 Mr. Douglas Hanson (t) 29 Mr. Edward J. Mac Kenzie (t) 23	4

My Background



My Background



*Let Our Family
Serve Your Family!*



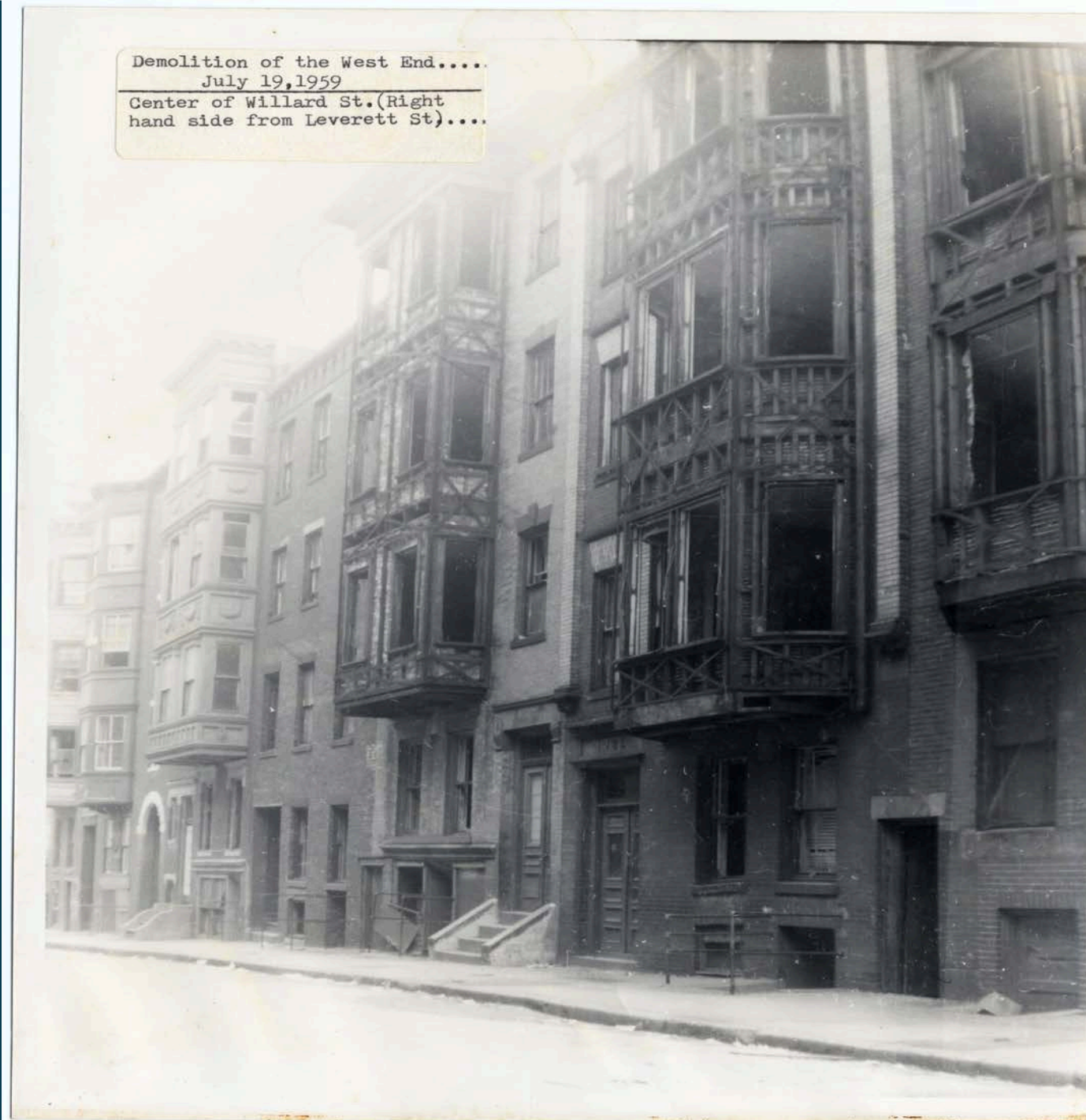
How Urban Renewal Affected My Life



Why Are We Here?



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Urban Renewal Extension Process



BOSTON CITY COUNCIL

www.cityofboston.gov/citycouncil
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

Civic Engagement Goals

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



Urban Renewal Community Engagement - Group 1

North Station

Park Plaza

Kittredge

Brunswick-King

**CBD School
Franklin**

**CBD Boylston
Essex**

Urban Renewal Community Engagement - Group 2

**Government
Center**

**Campus High
School**

South Station

South Cove

Fenway

**Downtown
Waterfront
Faneuil Hall**

Urban Renewal Community Engagement - Group 3

Charlestown

South End

**Washington
Park**

West End

02

Urban Renewal Background



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Pre - Urban Renewal

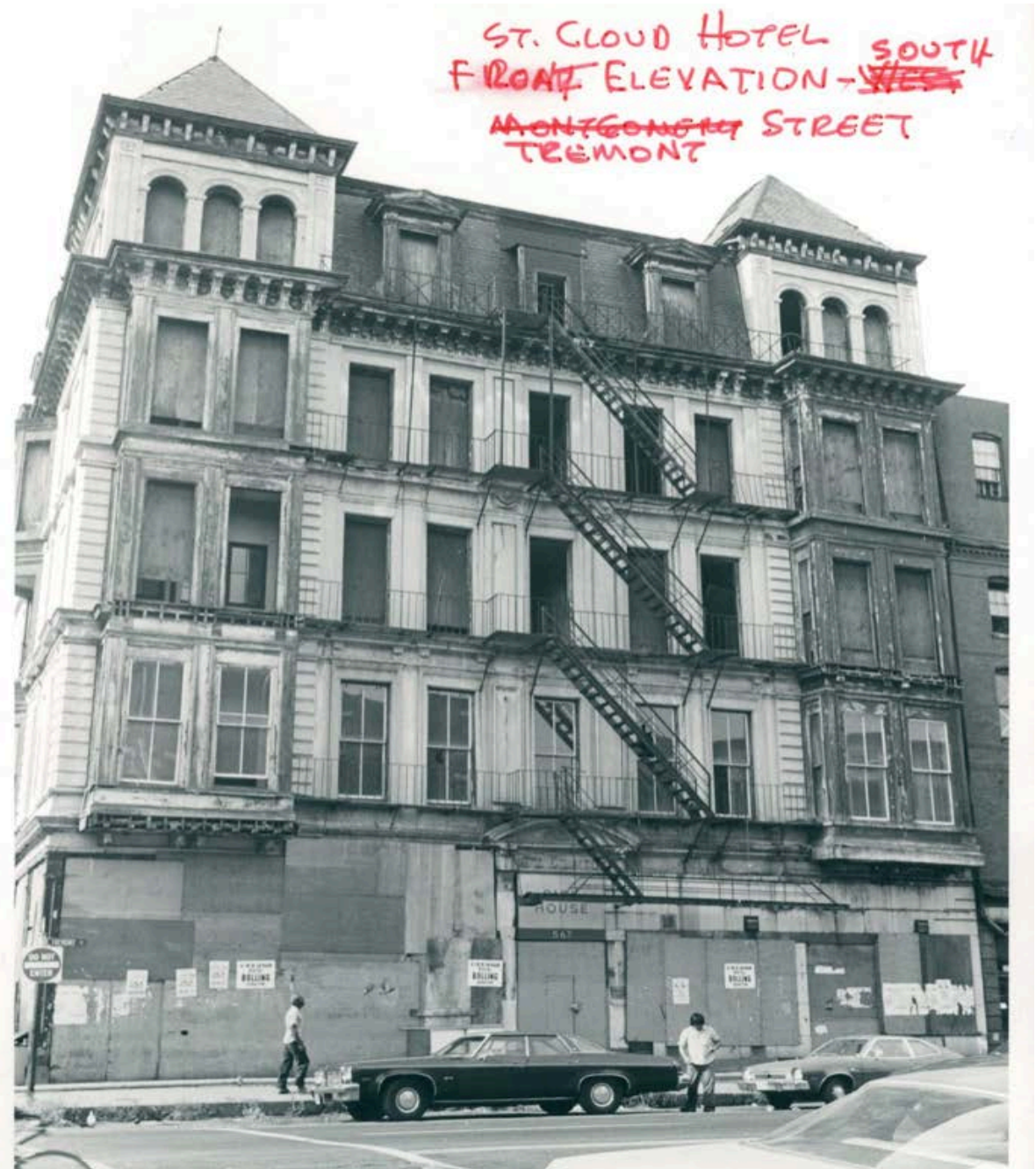


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1937-1949

Setting the Stage: Pre-Urban Renewal



Nationally – US Cities

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



Locally - Boston

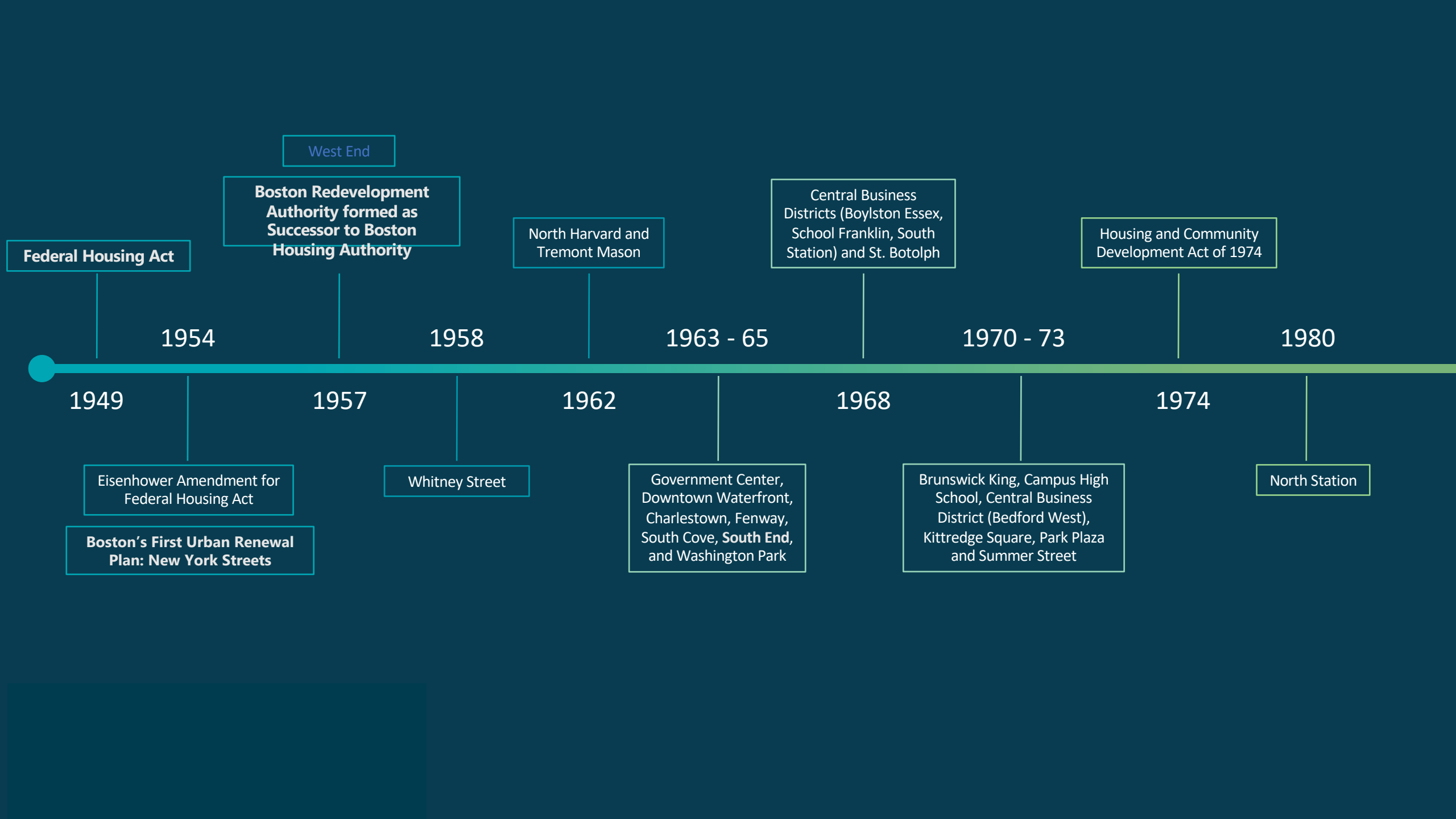
- Boston Irish Immigrants dominate city politics.
- Brahmin Elites control the State House, reduce aid to Boston and deprive the city of home rule.
- Mayor Curley lowers taxes in neighborhoods and increases the tax rate downtown for businesses (to the highest rate amongst major cities).
- No money for city services in the neighborhoods and no jobs downtown (Redlight-Scollay).
- Moody's downgraded Boston's bond rating from A to Baa which is near Junk Level and on the brink of bankruptcy in 1949.



Urban Renewal

1949 - Present





Federal Housing Act

1954

Boston Redevelopment Authority formed as Successor to Boston Housing Authority

West End

North Harvard and Tremont Mason

1963 - 65

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

Housing and Community Development Act of 1974

1980

1949

Eisenhower Amendment for Federal Housing Act

Boston's First Urban Renewal Plan: New York Streets

1957

Whitney Street

1962

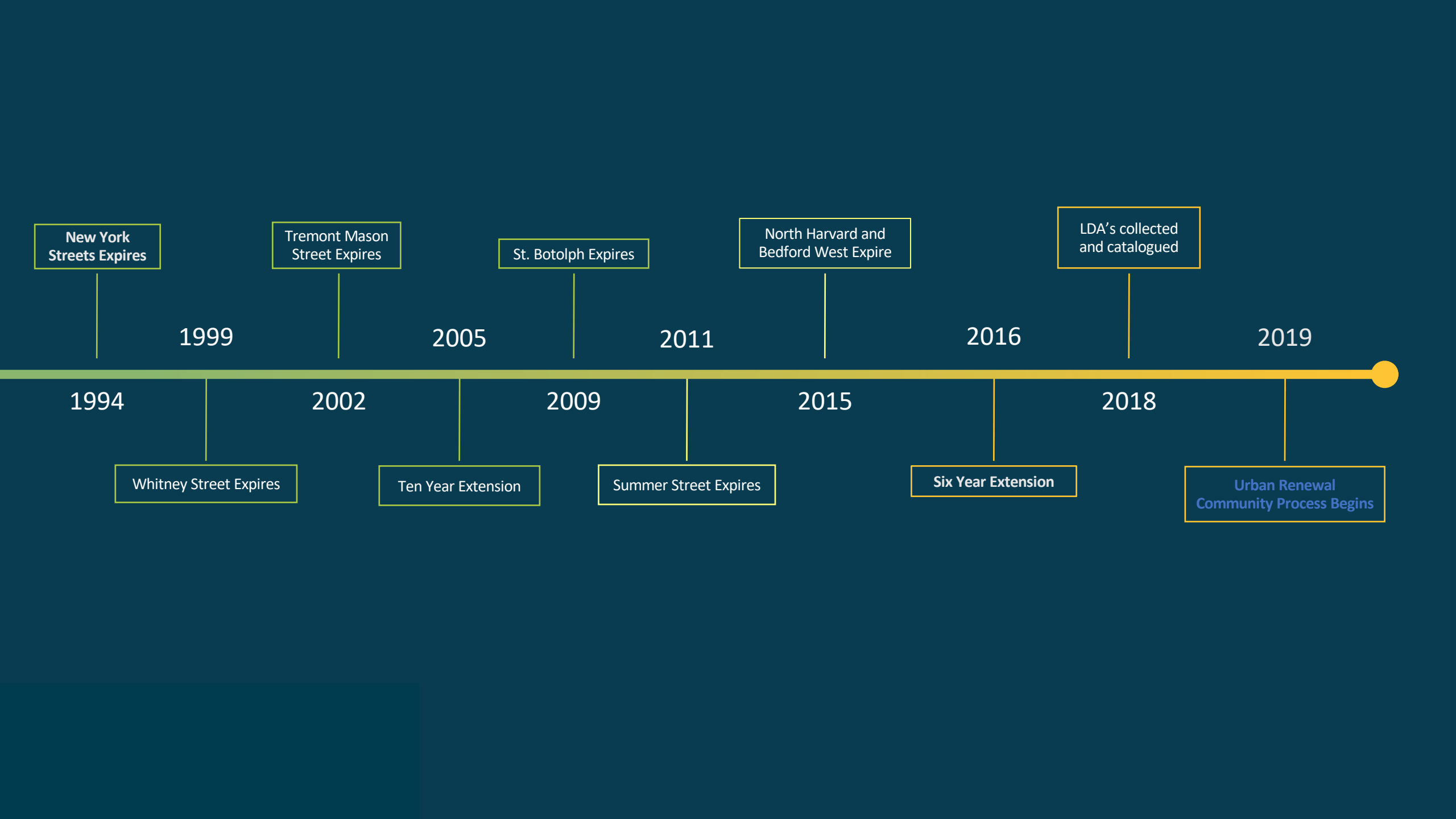
Government Center, Downtown Waterfront, Charlestown, Fenway, South Cove, **South End**, and Washington Park

1968

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

1974

North Station



New York Streets Expires

Tremont Mason Street Expires

St. Botolph Expires

North Harvard and Bedford West Expire

LDA's collected and catalogued

1999

2005

2011

2016

2019

1994

2002

2009

2015

2018

Whitney Street Expires

Ten Year Extension

Summer Street Expires

Six Year Extension

Urban Renewal Community Process Begins

1949 – U.S.

American Housing Act:

Origin of Urban Renewal New Deal for Cities



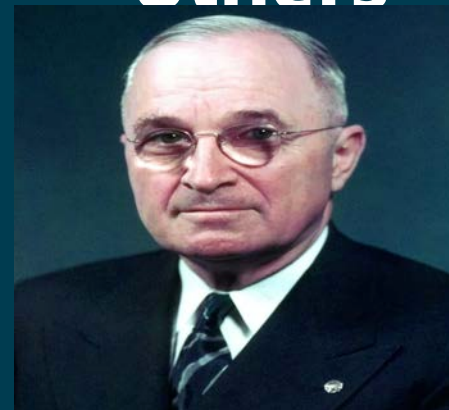
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- The Federal Government began to invest great sums of money to redevelop cities that were rapidly declining after World War II. (UR)
- Early Urban Renewal efforts attempted to tackle widespread blight by often using tools to assemble land for infrastructure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



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



– President Truman

1950's Boston



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**“Boston is like an apple with a shiny skin,
rotten at the core”**

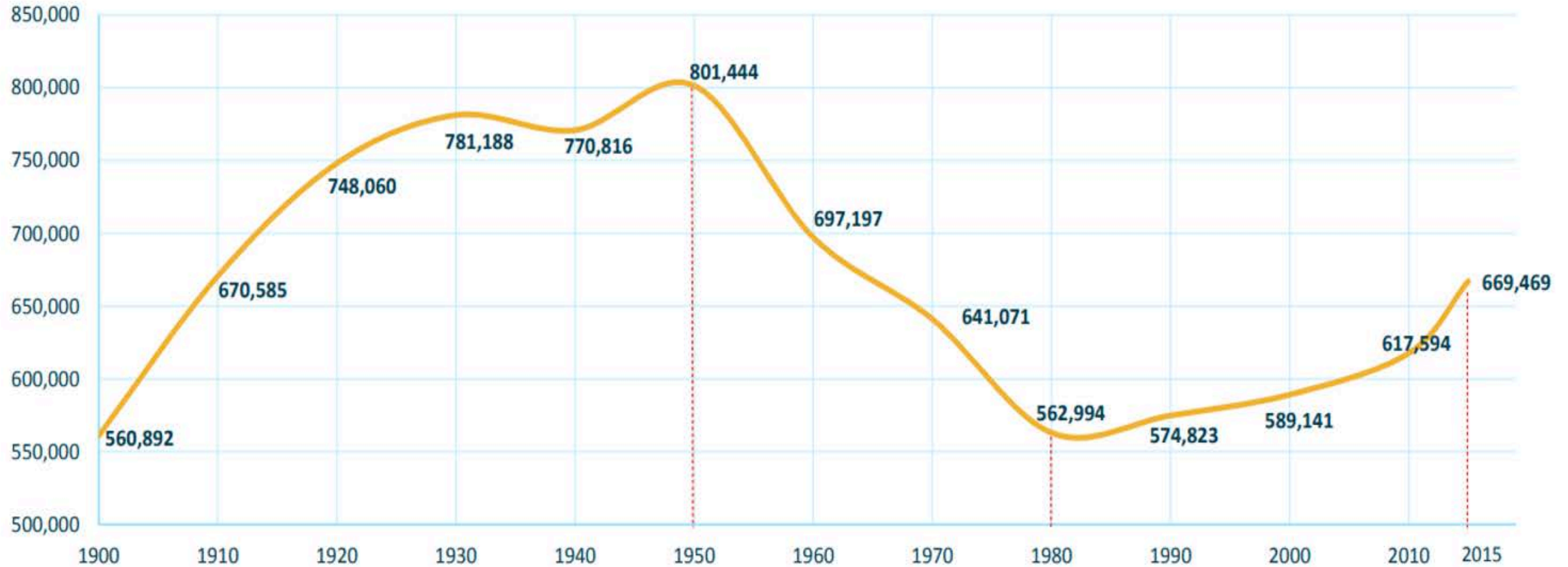
- Robert Ryan, *Pioneer of the
Industrial Park Concept 1950*

1950's - Boston

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



Boston's Population (1900 – 2015)



1954

New York Streets

“Slum Clearance”



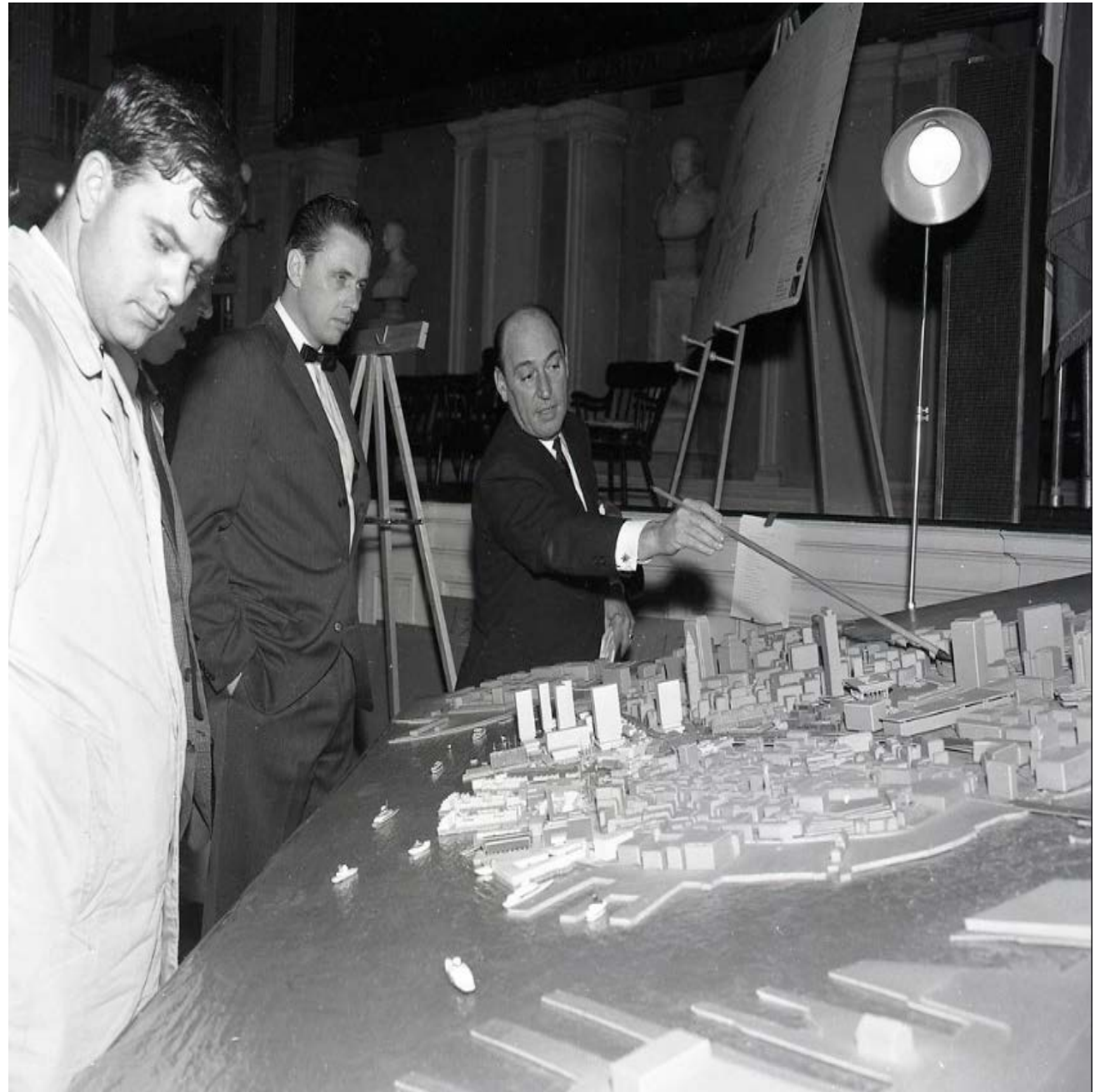
West End

- The BHA writes the West End Project Report, which blames population drop on the decline in quality housing and negative environment.
- The report blames high rates of tuberculosis, juvenile delinquency and crime on the environment and lack of open space.
- The report cites the West End narrow streets endanger lives due to high emergency service response times.
- The report declares that the West End neighborhood does not provide enough “sunlight and air for healthy living”.
- The report indicates that over 80% of the structures are substandard.



1957

Boston Redevelopment Authority

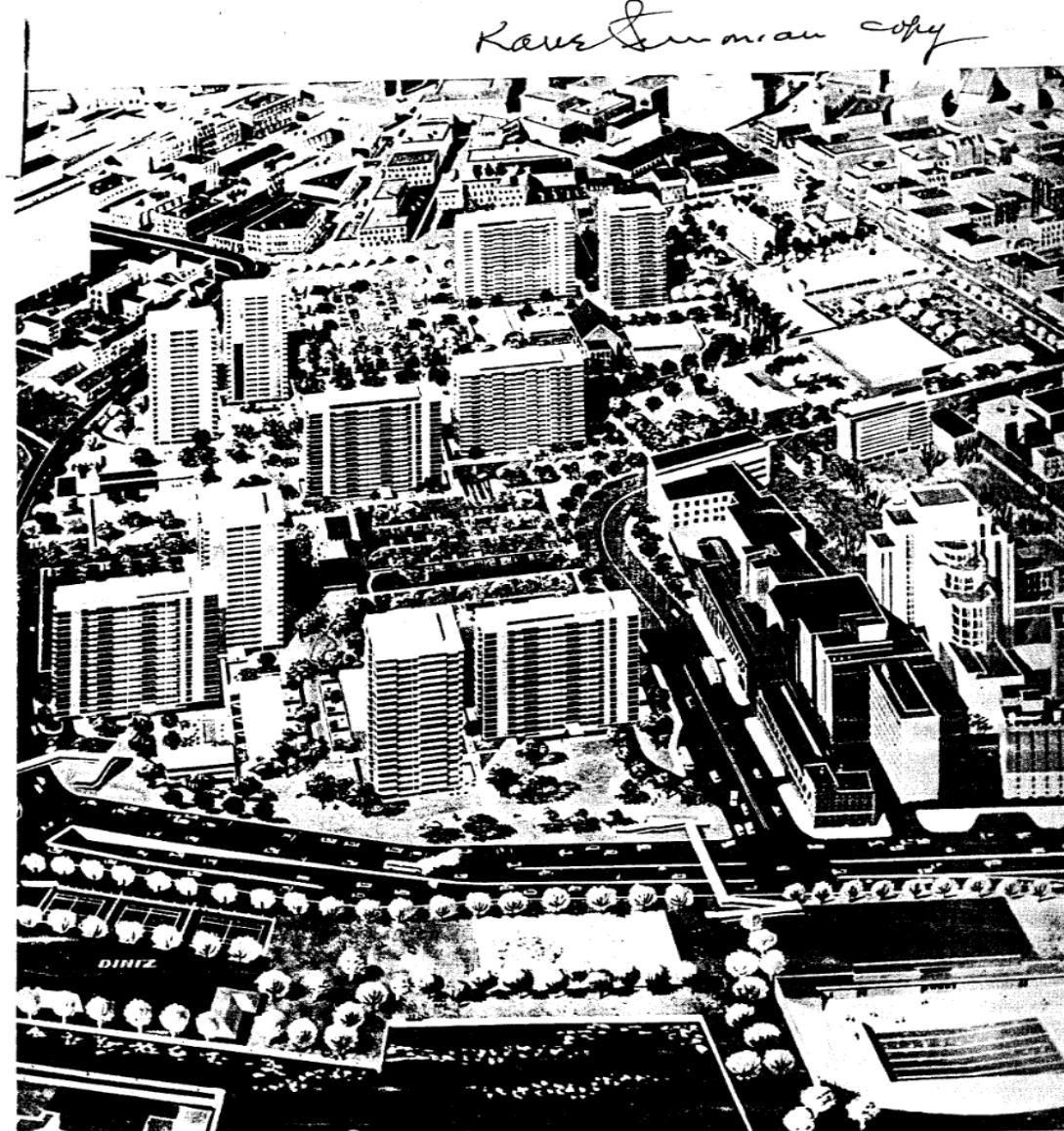


1957

West End Urban Renewal Plan Approved



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WEST END LAND ASSEMBLY
AND REDEVELOPMENT PLAN

Revised March 1957, May 1957, June 1959

West End : Goals

- Elimination of substandard residences replaced with new homes to provide stable neighborhood with green open space.
- Elimination of narrow, costly, outmoded streets and public utilities.
- Elimination of under-utilized, over age schools.
- Reduction of traffic by providing new, wide streets and off-street parking.
- Federal Project Grant \$189 Million considering for inflation.



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1958

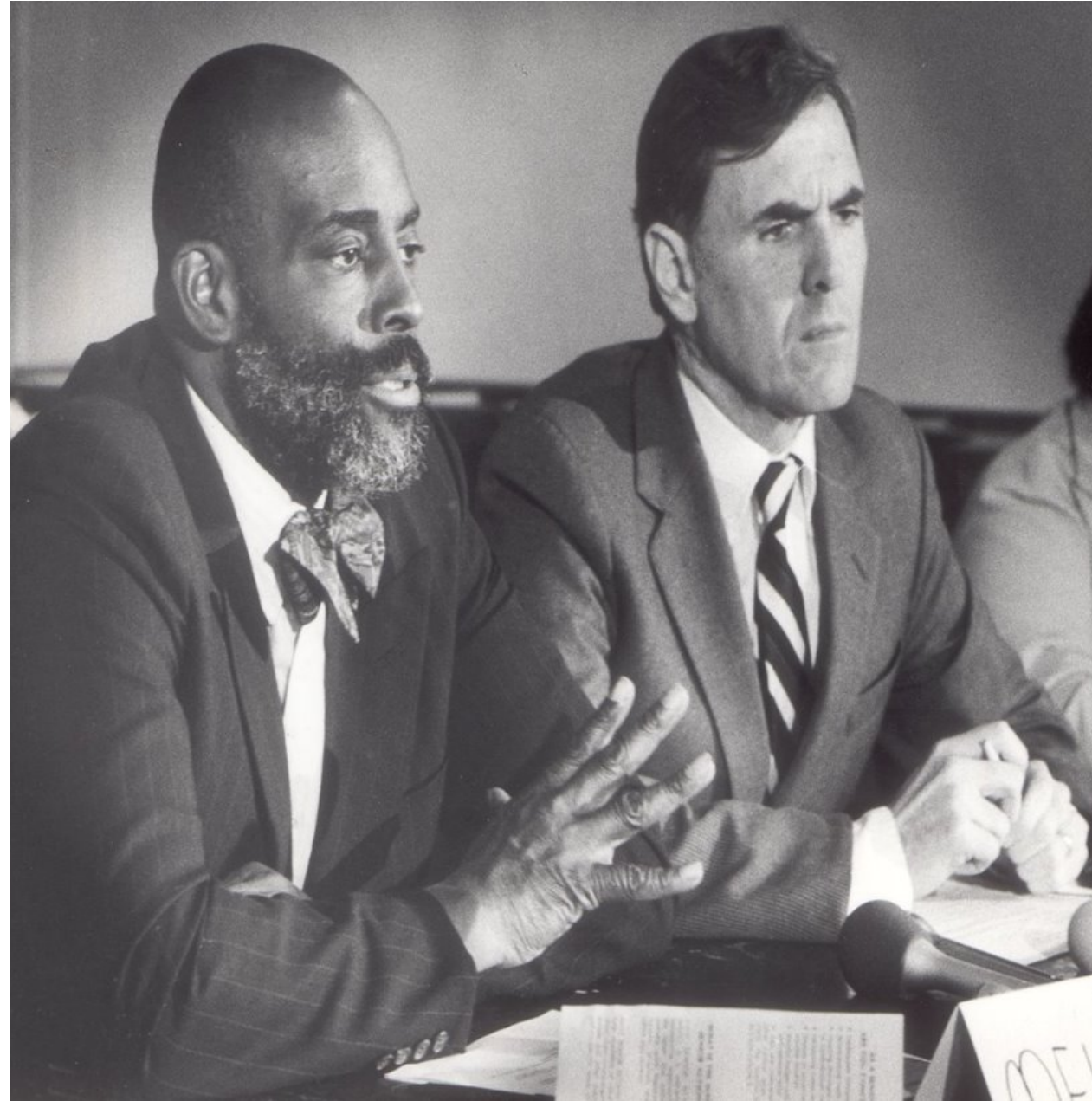
- Whitney Streets
- North Harvard



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What was Learned?

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



1960-1970

Boston

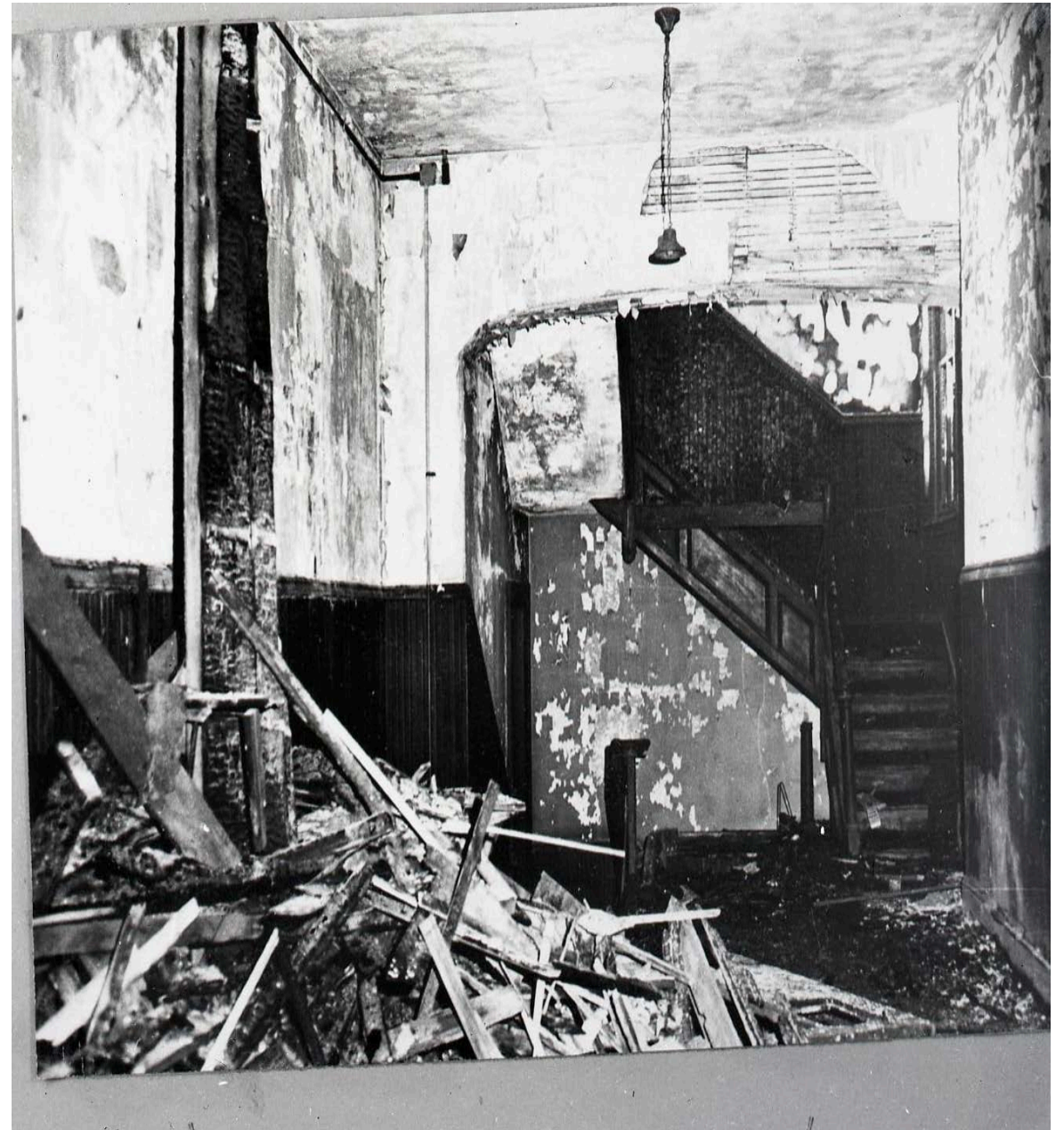


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**“Is Boston worth saving?
The streets are choked with
traffic, vast jungles
of blighted housing, faded
business districts...**

**Is it worth the effort to
change this?” (1960).**

– Christian Science Monitor Article



1961

Ed Logue: Takes the Reigns

Urban Renewal 2.0 Planning with People



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Ed Logue:

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





“I would like to say that we negotiate. It is now our policy to negotiate Urban Renewal Plans and develop it jointly with the people who live in the community. Where we did not do that before we all paid and paid dearly for it”

– Ed Logue, 1963

Further Reading...



SAVING AMERICA'S CITIES

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

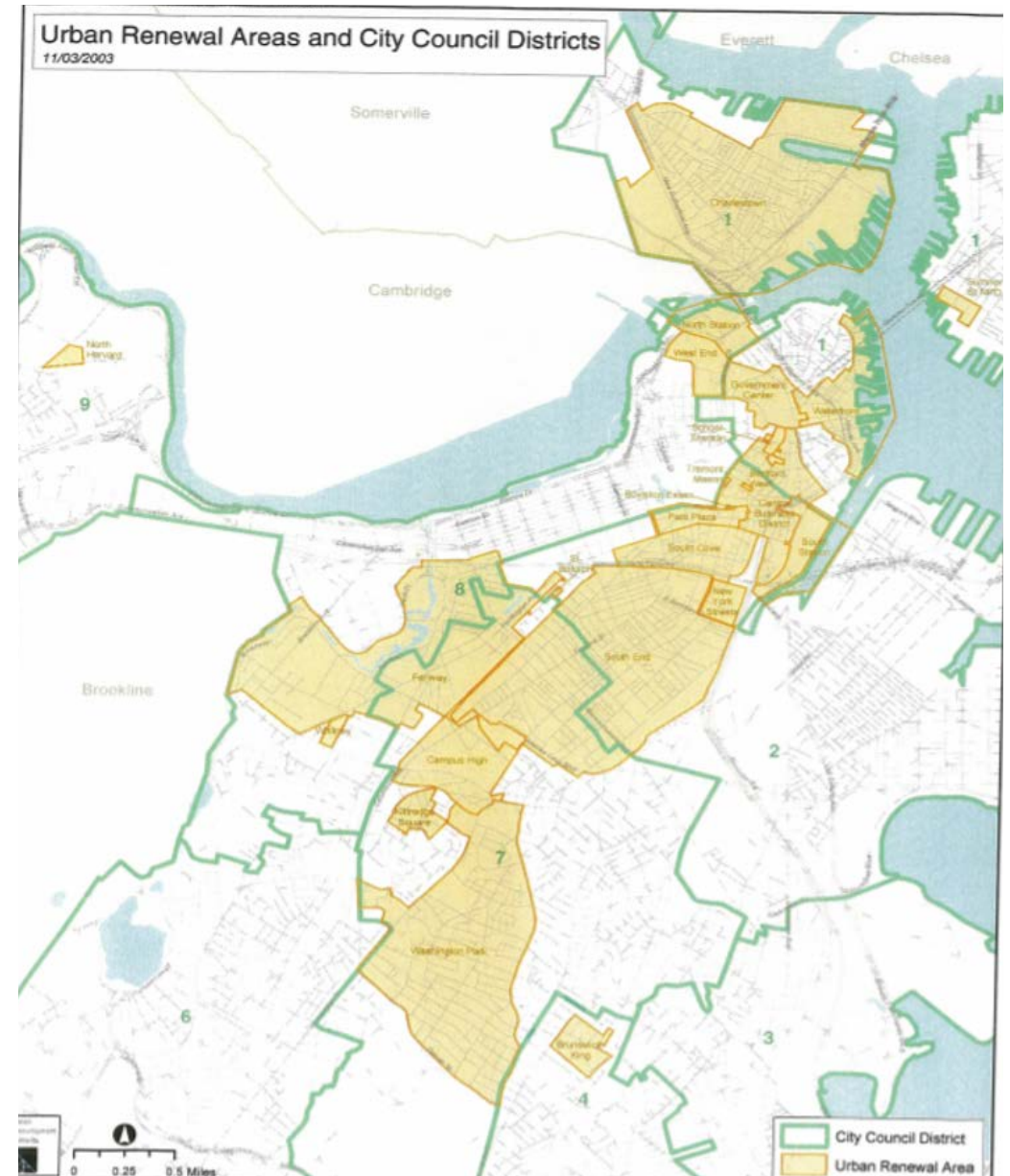
LIZABETH COHEN



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1965-1994

23 Urban Renewal Plans Exist in Boston



South End Urban Renewal Project

Castle Square



Downtown Faneuil Hall Urban Renewal Project

New England Aquarium



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South Cove Urban Renewal Project

Ladder 17



Campus High School Urban Renewal Project

Whittier Street BHA



Government Center Urban Renewal Project

Ames Building



Central Business District Urban Renewal Project

Old City Hall



Charlestown Urban Renewal Project

Bunker Hill Community College



Fenway Urban Renewal Project

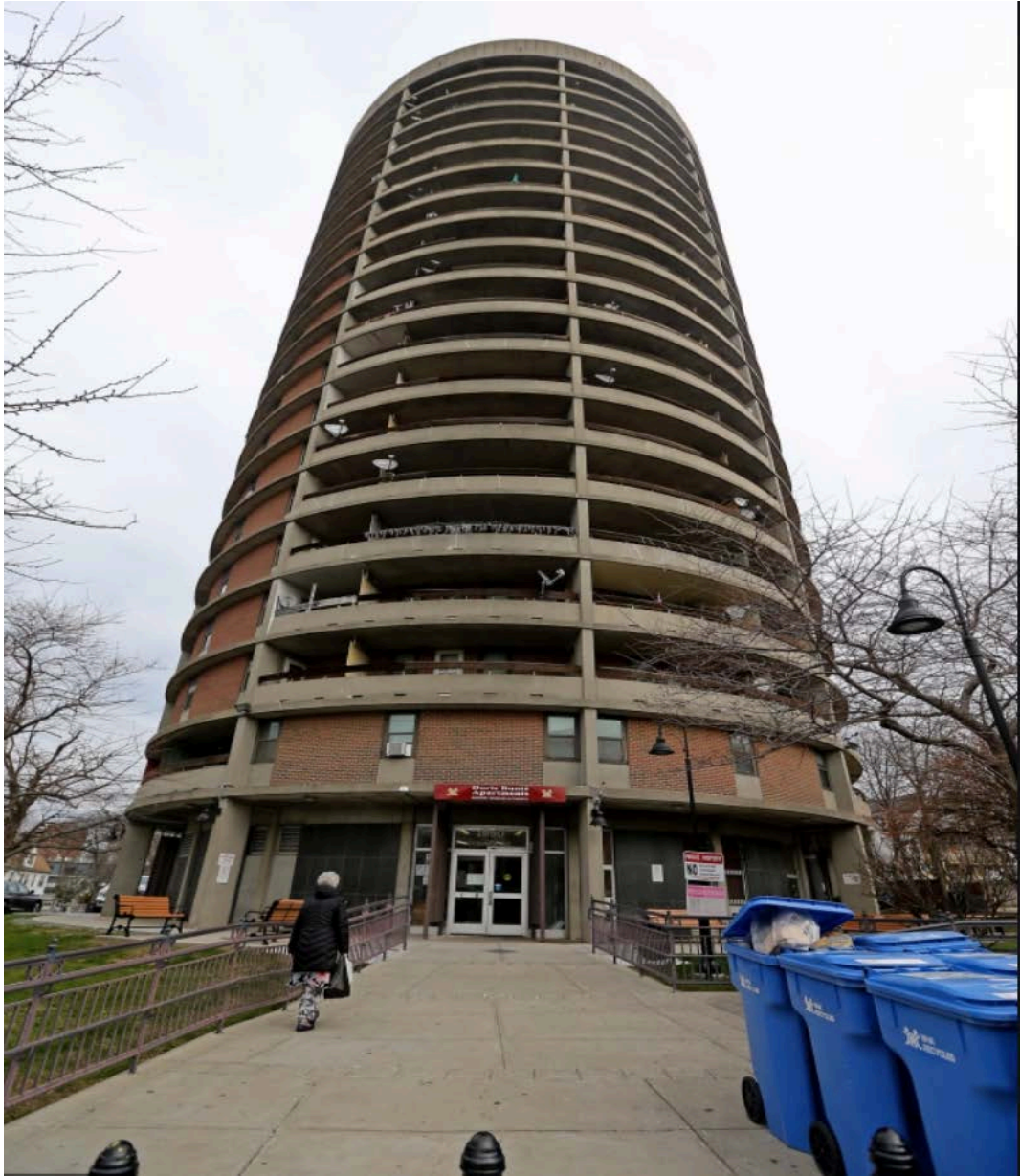
Symphony Gardens



Washington Park

Urban Renewal Project

Doris Bunte Apartments



Kittredge Square Urban Renewal Project

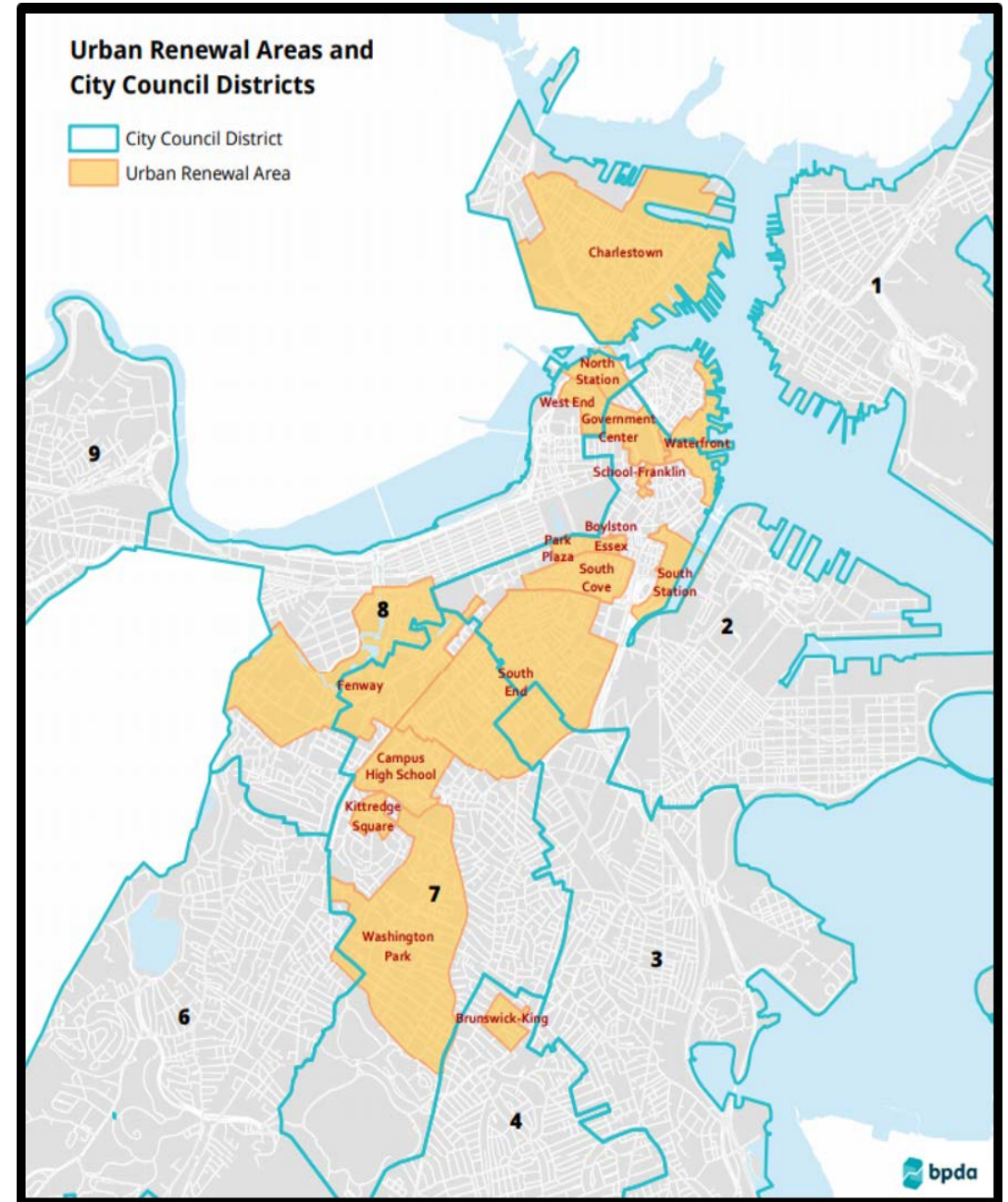
Highland Street



1994-2015

Urban Renewal Plans Sunset

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



2016

Urban Renewal Extension Process

14 of 16 Plans Extended 2016 -2022



2016

Bridgeview

61 Affordable units for individuals with disabilities.



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2019

Urban Renewal: Community Engagement



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2020

How is Urban Renewal Used Today?



South End

Parcel 57 & Parcel 59

February:

The BPDA used Urban Renewal tools to protect expiring affordable housing uses and to help create a new parcel whose building will also have 100% affordability.

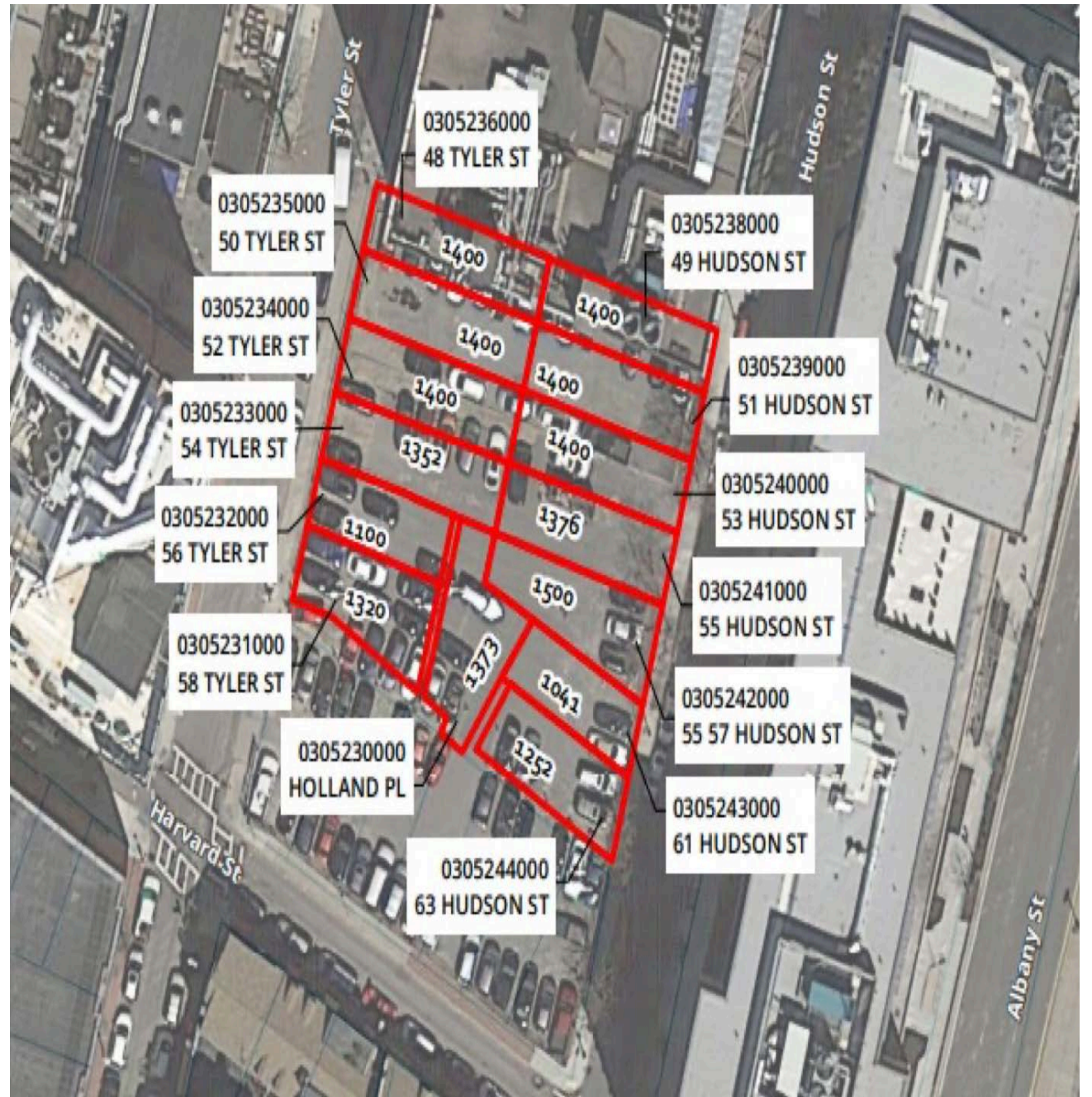


South Cove

R-1

November:

The BPDA began a community process regarding Urban Renewal Parcel R-1 to further community goals of affordable housing creation, and other requested public uses.



Charlestown

R-98

December:

The BPDA has contemplated using its U-District tools in the Charlestown Urban Renewal Plan Area to facilitate the replacement of 1,100 units of Public Housing into a mixed income redevelopment.



Project Phase ?

- Letter of Intent
- Under Review**
- Board Approved
- Under Construction
- Construction Complete

Neighborhood	Address	Land Sq. Feet	Gross Floor Area	Project Manager
Charlestown	<u>55 Bunker Hill Street</u>	1,202,256 sq ft	2,841,000 sq ft	<u>Raul Duverge</u>

Project Description

The proposed project consists of the redevelopment of the existing BHA Bunker Hill public housing development. The project scope includes the demolition of the existing 1,100 unit BHA site and the construction of 2,699 mixed income residential units, approx. 73,000 square feet of retail/civic, off-street parking, and new public open space.

Urban Renewal in 2020?



Worcester: Polar Park

- **Location:** Downtown Worcester Urban Revitalization Area
- **Expected Completion Date:** April 2021
- The Polar Park project creates a ballpark for the incoming Triple-A minor league baseball team, Worcester Red Sox, along with an office building overlooking the ballpark with a marketplace on the ground floor, envisioned as “Worcester’s Faneuil Hall”
- The project site was previously occupied by parking lots and vacant industrial and manufacturing buildings
- **Project Highlights:** The park will be capable of hosting year-round, affordable entertainment, connecting the historic “Canal District” in which the project is located to Downtown Worcester
- Part of the project is to improve surrounding infrastructure including Kelley Square, where seven streets currently converge into one intersection

Urban Renewal Tools

1. Site Assembly
2. Zoning Controls
 - *The project site was previously zoned Manufacturing-General 2.0, but has been rezoned to Business General-6.0. This change enables mixed-use developments*
3. Road Discontinuance



Rendering of Polar Park. Source: Beyer Blinder Belle.

NYC: Melrose Commons

- **Location:** Melrose Commons Urban Renewal Plan (located in the Bronx)
- **Completion Date:** September 2018
- 100% affordable residential building consisting of 58 studio apartments for chronically-homeless adults with serious mental illness, with a preference for veterans at or below 60% AMI
- Vacant, city-owned buildings were located at this property prior to redevelopment
- **Project Highlights:** Melrose Commons addresses the homeless crisis in NYC by providing a permanent foundation for rehabilitation and reintegration into the community

Urban Renewal Tools

1. Eminent Domain
2. Land-Use Controls
 - *The Urban Renewal Plan designates a specific land use to each site within the Urban Renewal Area*



Melrose Commons. Source: New York Housing Conference.

03

Urban Renewal Action Plan



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CITY OF BOSTON
IN THE YEAR TWO THOUSAND SIXTEEN

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

- 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

THE BRA
3/13

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 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. 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. Passed; yeas 10, nays 5 (Jackson, Promny, Zakim).
Approved by the Mayor March 28, 2016.

Attest:

Margaret Terrey
City Clerk

BPDA Website: Urban Renewal



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[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

News & Calendar for Community Meetings



News & Calendar

[News & Updates](#)

[Calendar](#)

Urban Renewal Community Meeting: West End

Dec 10, 2020

6:00 PM - 8:00 PM

Contact Name:

Christopher Breen

Contact Email Address:

Chris.Breen@Boston.gov

Contact Phone:

617.918.4202

Type:

Public Meeting

Location:

Virtual Meeting

Description:

The Boston Planning & Development Agency (BPDA) invites the the West End and surrounding neighbors for a community meeting to meet members of its [Urban Renewal Team](#) and to hear updates to the Urban Renewal Action Plan and [Land Disposition Agreement Inventory](#) regarding the West End Urban Renewal Plan Area.

Agenda

1. Introduction
2. Urban Renewal Background
3. Urban Renewal Action Plan
4. Land Disposition Agreement Inventory

Related

Planning Initiative(s)

[Urban Renewal](#)

Neighborhoods

[West End](#)

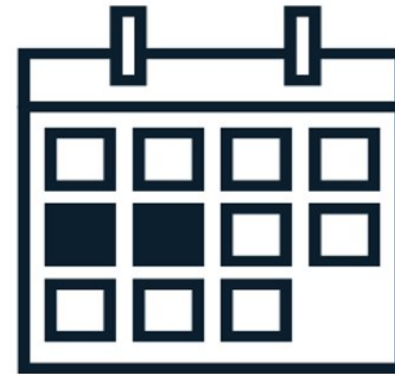
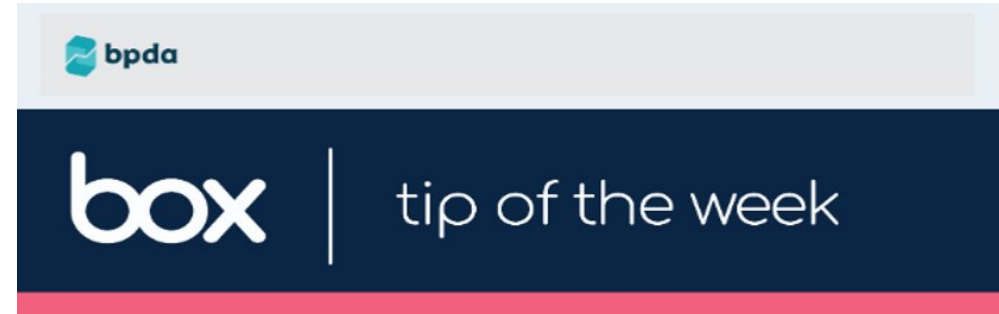
Document(s)

[West End Community Meeting Presentation 2020-12-10 \(PDF 228MB\)](#)



Updated Records Management System

The BPDA recently switched to Box, a cloud content management and file sharing service.



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.

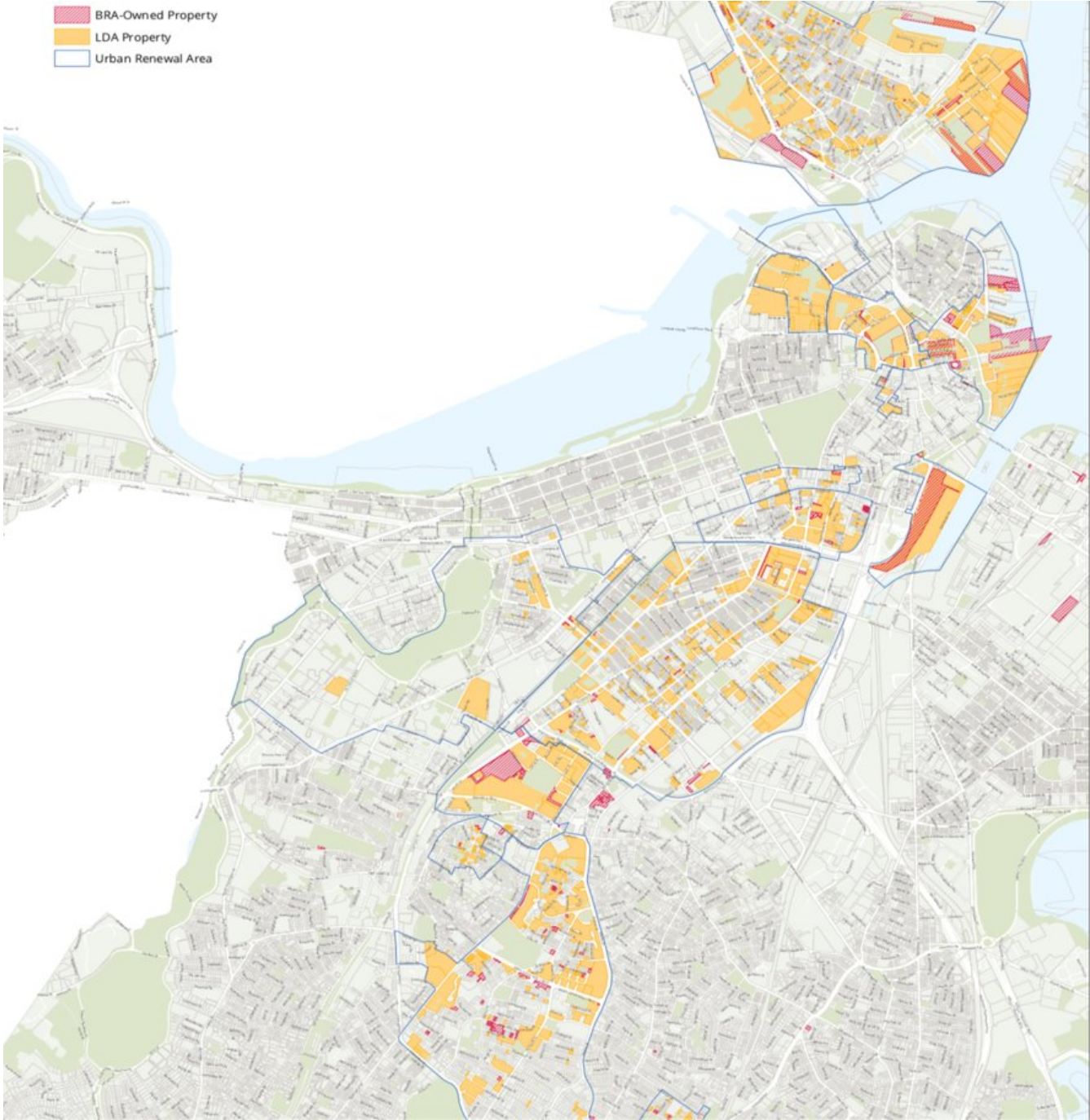
New Procedures

Minor Modification 30 Day
Notice to MA State - DHCD
& Boston City Council

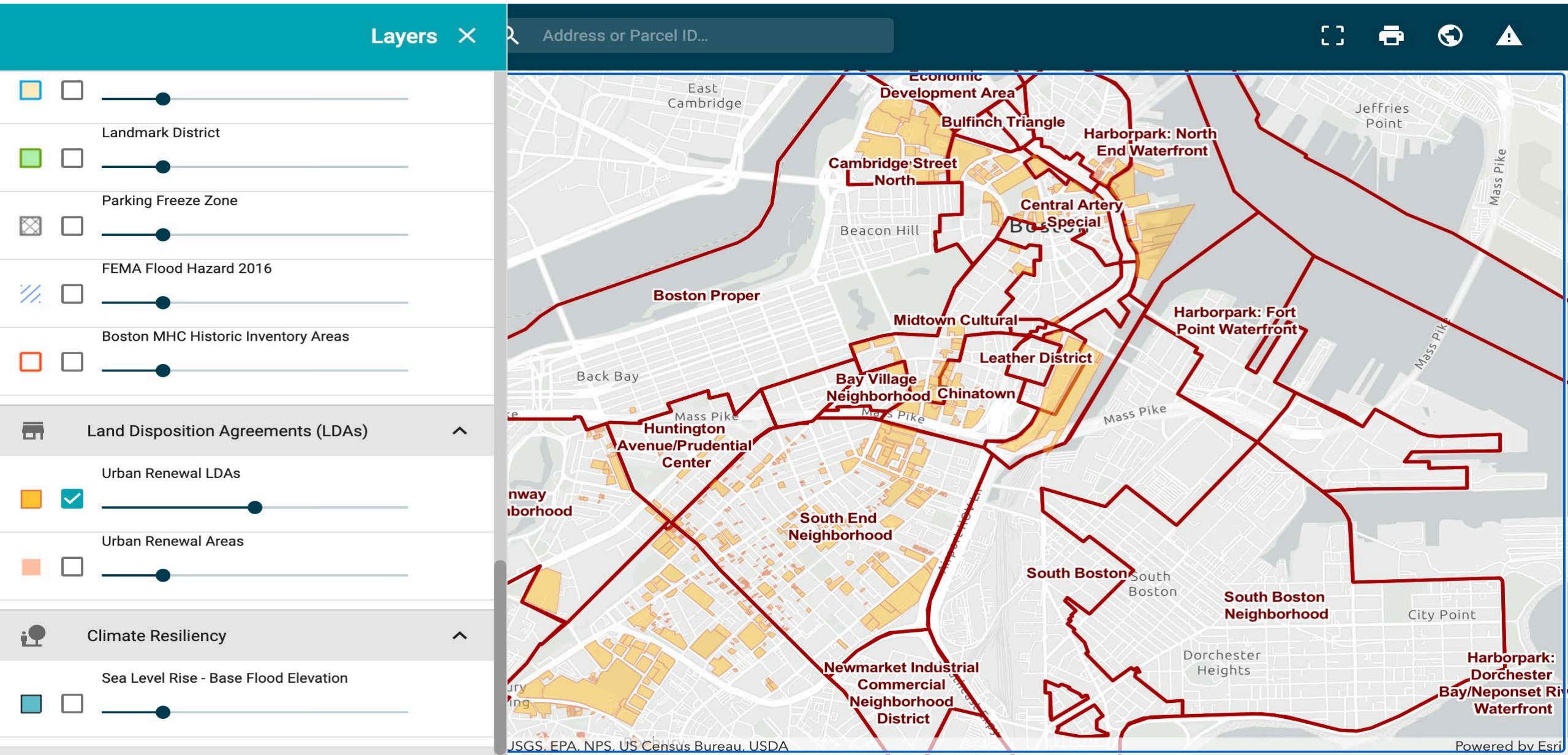


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BPDA Land Disposition Agreement & BPDA Owned Property Inventory



Urban Renewal on the Zoning Viewer



BPDA Owned Property



BPDA Owned Land

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

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

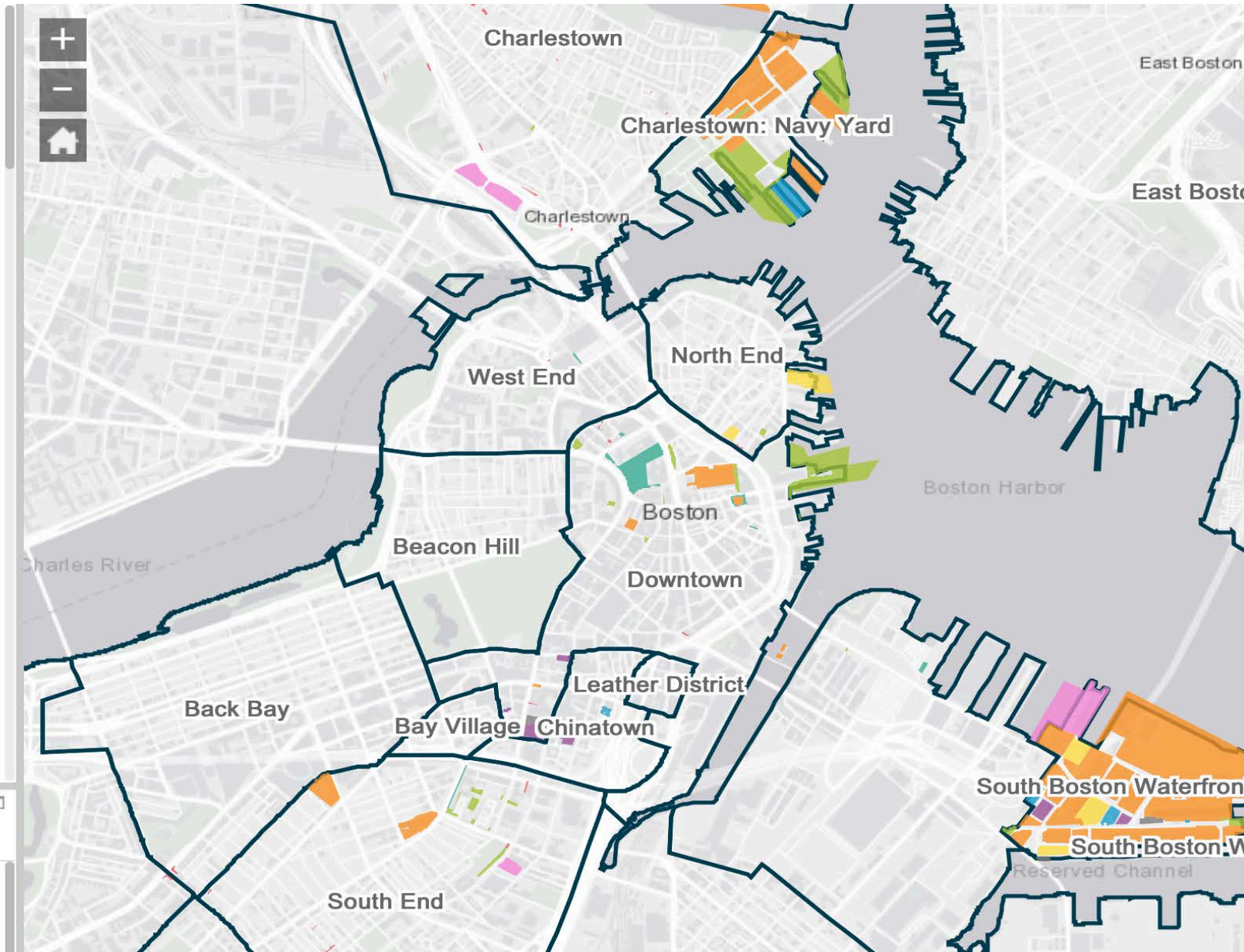
Data keys:

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

Report

Area of Interest

Select draw mode



BPDA Parcels

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

BPDA Neighborhoods

Layer List

Layers

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

04

Land Disposition Agreement Inventory



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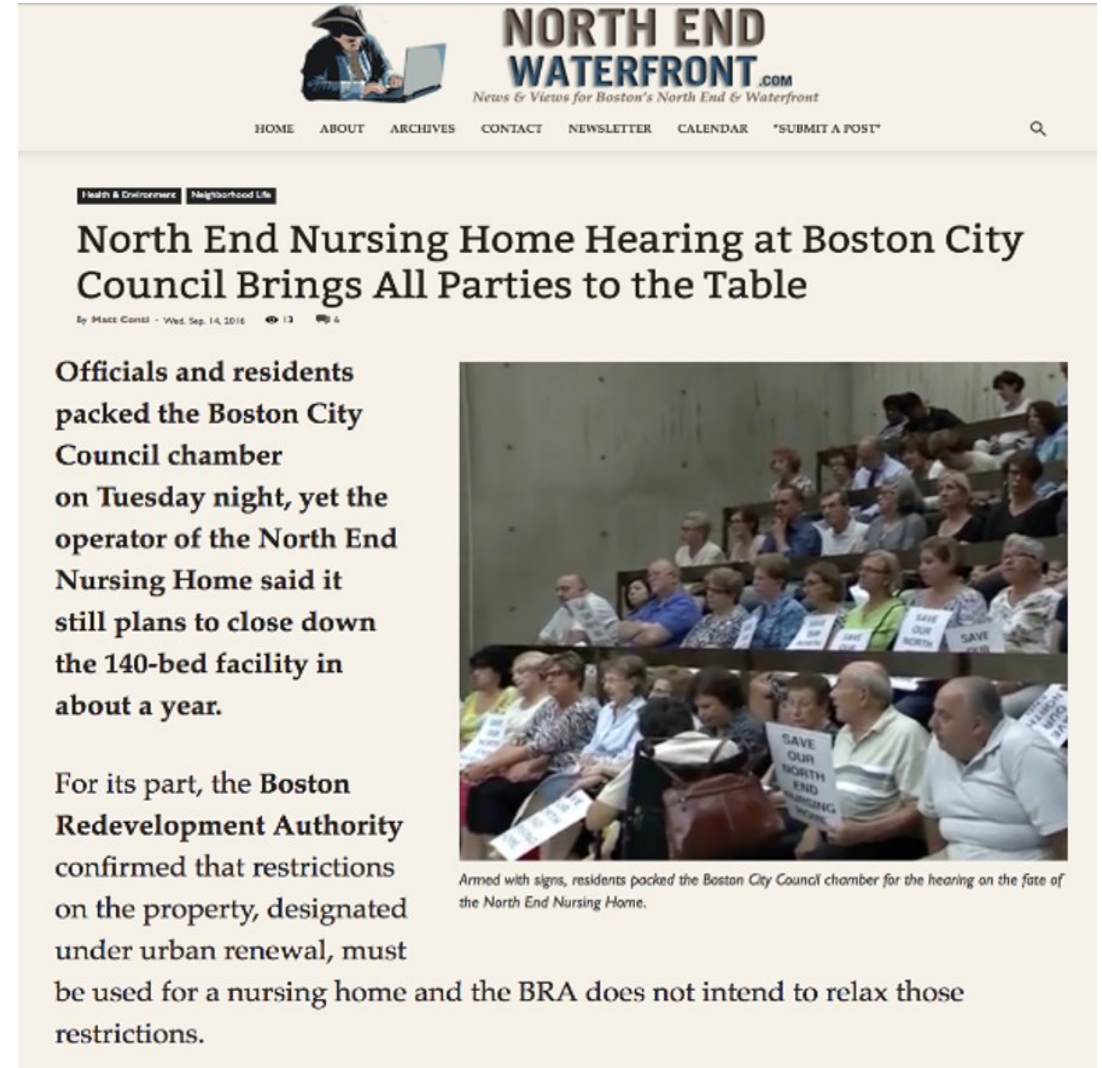
Washington School
Norman St., West End



What is a Land Disposition Agreement?

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

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



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

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

Health & Environment Neighborhood Life

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

By Matt Conell - Wed, Sep 14, 2016 12 0

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.

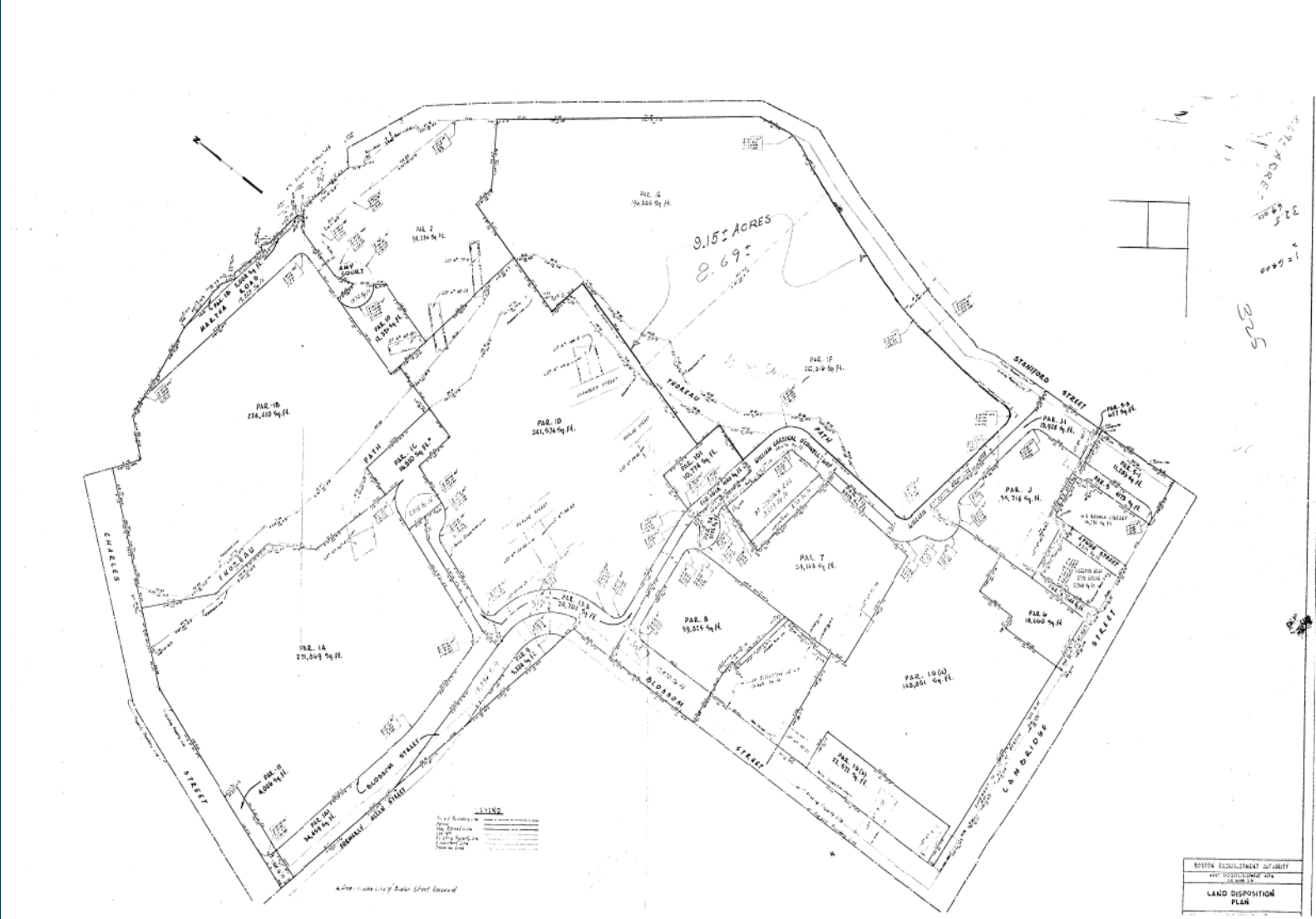
LDA in Charlestown

4 Short Street

This Land Disposition Agreement only allows for Open Space.



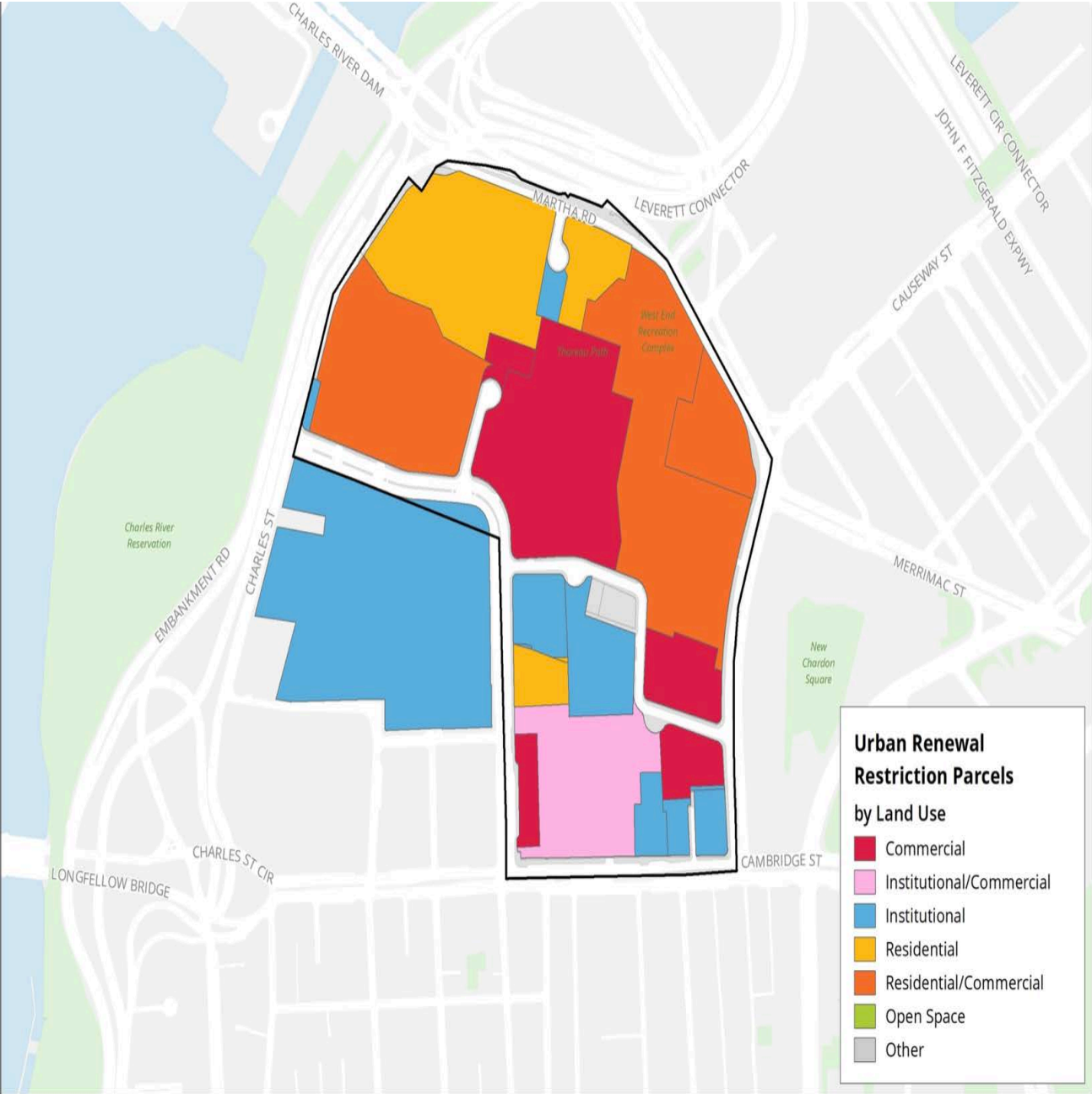
West End Urban Renewal Plan Area



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West End Urban Renewal Plan

Urban Renewal Parcels Land Use Restrictions in Plan



Emerson Place

Parcels 1A & 1A1



Whittier Place

Parcel 1B



75 Blossom Court

Parcel 1C



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Hawthorne Place

Parcels 1D, 1D-1 and 1D-1A



Charles River Plaza and Medical Buildings

161 – 209 Cambridge
St

Parcel 1G(a)



Wyndham Hotel

Parcel 1G (b)



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Amy Lowell House

Area 2A-2B
of 2-1E-1F



West End Place

Area E including Area EA of 2-1E-1F



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**Massachusetts Eye
and Ear**

**Formerly Retina
Foundation**

20 Staniford Street

Parcels J + J1



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Otis House Museum

14-16 Lynde Street

Parcel 4 (Adjacent Slivers)



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West End Library

Parcel 6



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Regina Cleri Residence

60 William Cardinal
O'Connell Way

Parcel 7, 7A, 7B



The Blackstone Preservation of Affordable Housing

Parcels A, B, and Lot 5



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50 Staniford Street Including Longfellow and Garden Garage

A portion of
Area F and Area
FA of 2-1E-1F



Longfellow Place

Area F, FA of 2-1E-1F



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Garden Garage

Area F, FA of 2-1E-1F



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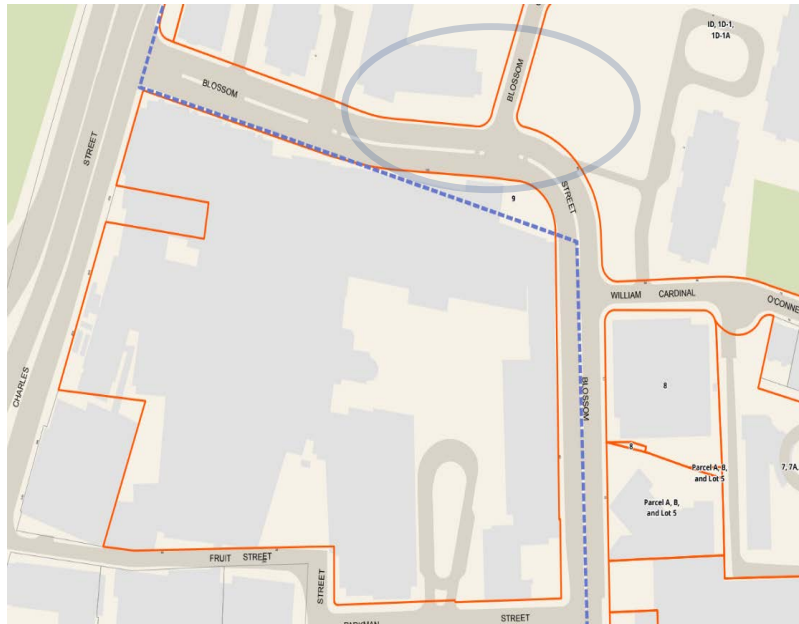
Shriners Hospital for Children

Parcel 8



Blossom Street – MGH

Parcel 9



Boston Synagogue

Parcel 10



First Methodist Religious Society

Parcel 5, 5-1



Blossom Street – MDC Overpass

Parcel 11



05

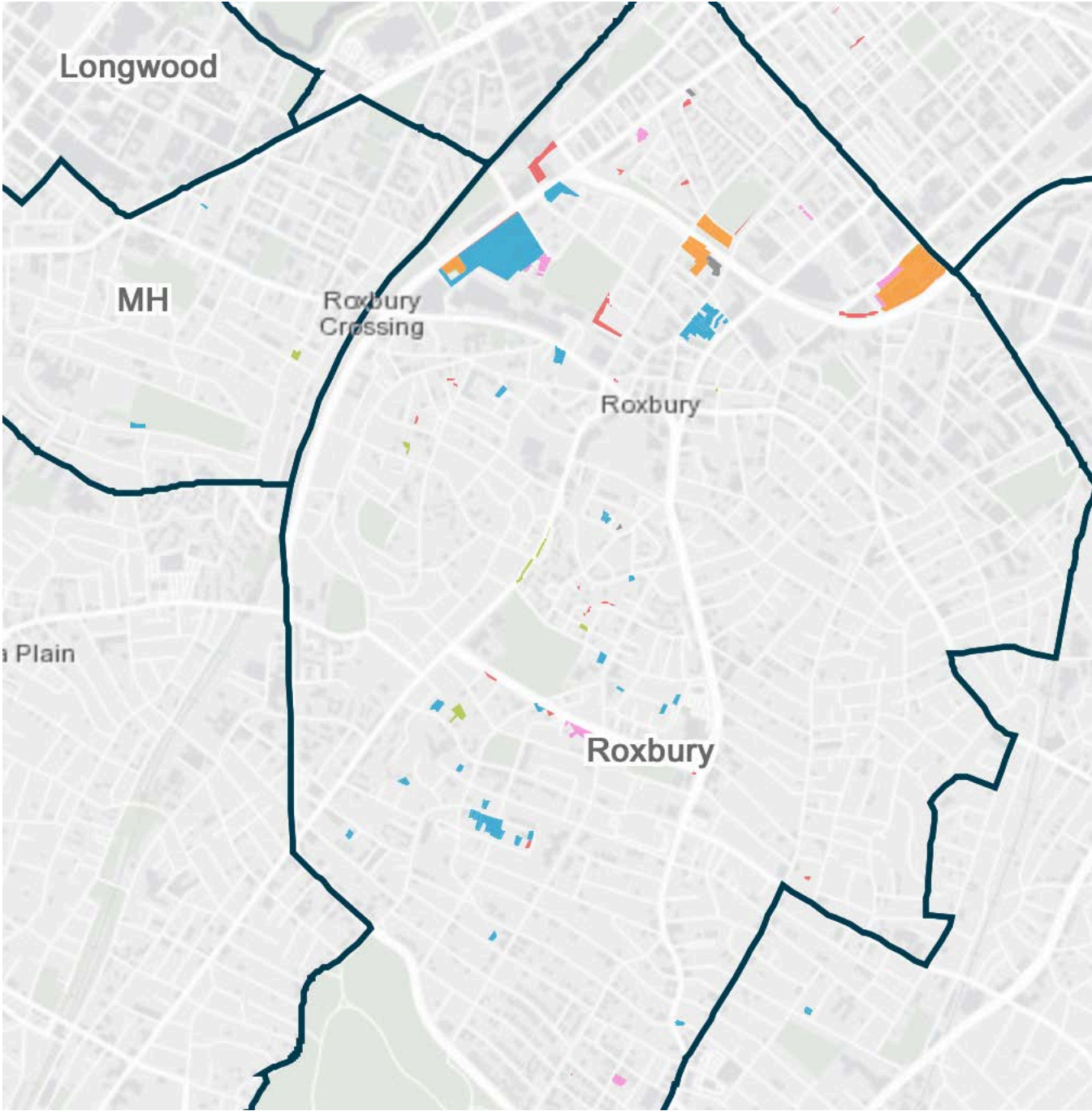
BPDA Owned Property



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BPDA Owned Property

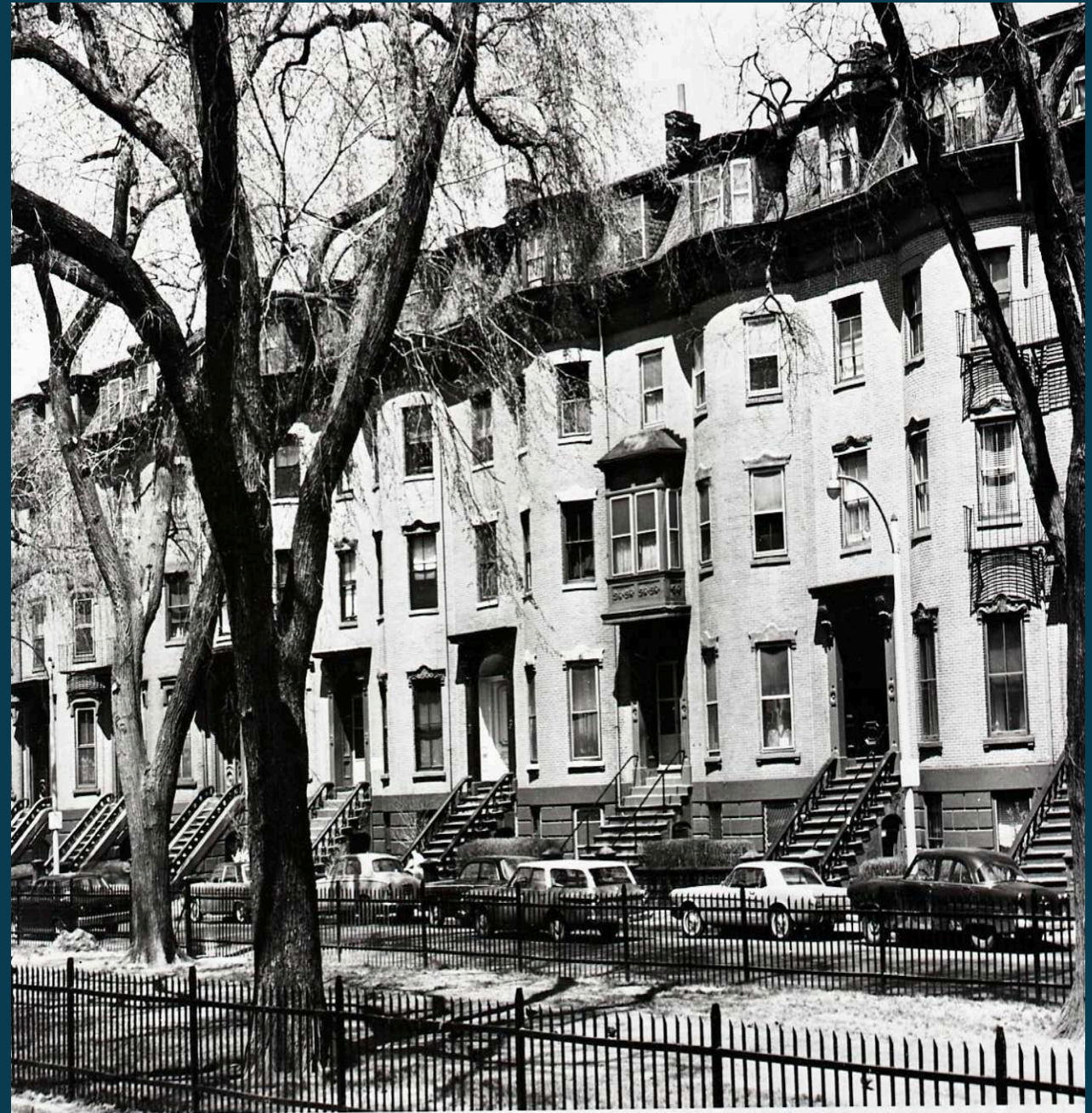


06

Why Do We Need Urban Renewal?



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Urban Renewal Tools

1. Site Assembly

The agreed upon taking of property to accomplish certain public and private development projects. Property is no longer taken without the agreement of the property owner.

2. Title Clearance

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

3. Vertical Discontinuances

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

Zoning Controls

1. Land Use Controls

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

2. Urban Renewal Overlay Districts (U Districts)

Special Zoning areas within Urban Renewal Areas.

Housing Affordability Restrictions

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



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

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

Urban Renewal Benefits



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

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

1. Unique Real Estate Acquisition Options/Disposition Options

The City of Boston is limited by City Charter to only acquire property for municipal purpose. BPDA is empowered to acquire parcels to further policy goals.

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

In many cases the City of Boston, needs to undertake an RFP process in order to modify terms of a lease. The BPDA can negotiate directly with tenants which allows for a large portfolio of ground leases and direct commercial leases to help achieve greater public good.

3. Enforcement and Re-Negotiation of Land Disposition Agreements

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

5. Bonding Authority

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

6. Preservation of Uses and Affordable Housing

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

7. Preservation/Urban Design

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

8. Economic Development/Tax Incentives

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

Urban Renewal Plan

- Conform with the Plan (Types of uses) additional restrictions/process.
- Land Use & Building Requirements (Use, Height, FAR, Dimensions, Setbacks, Parking, Open Space)

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.

07

Current Work

Q+A



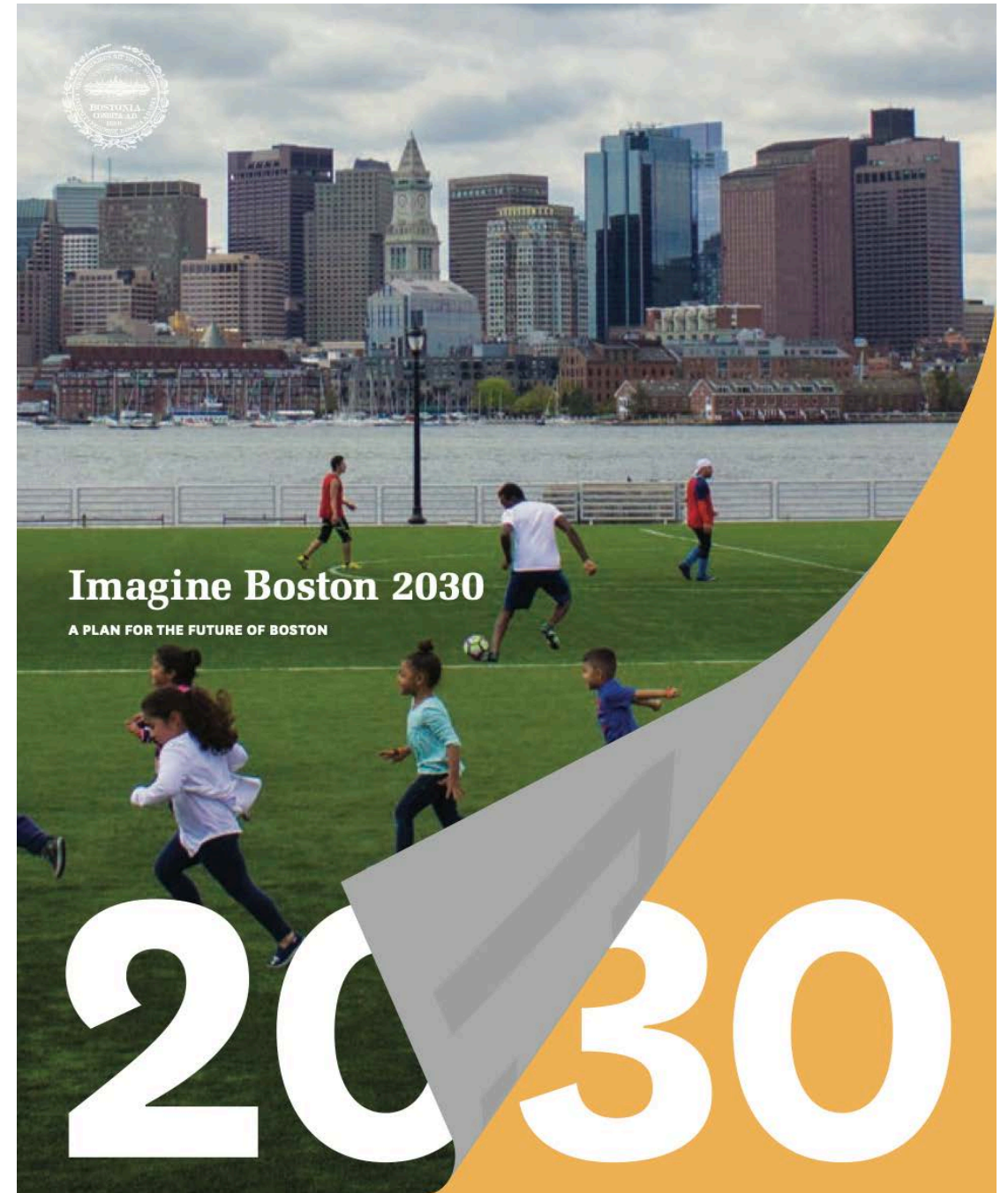
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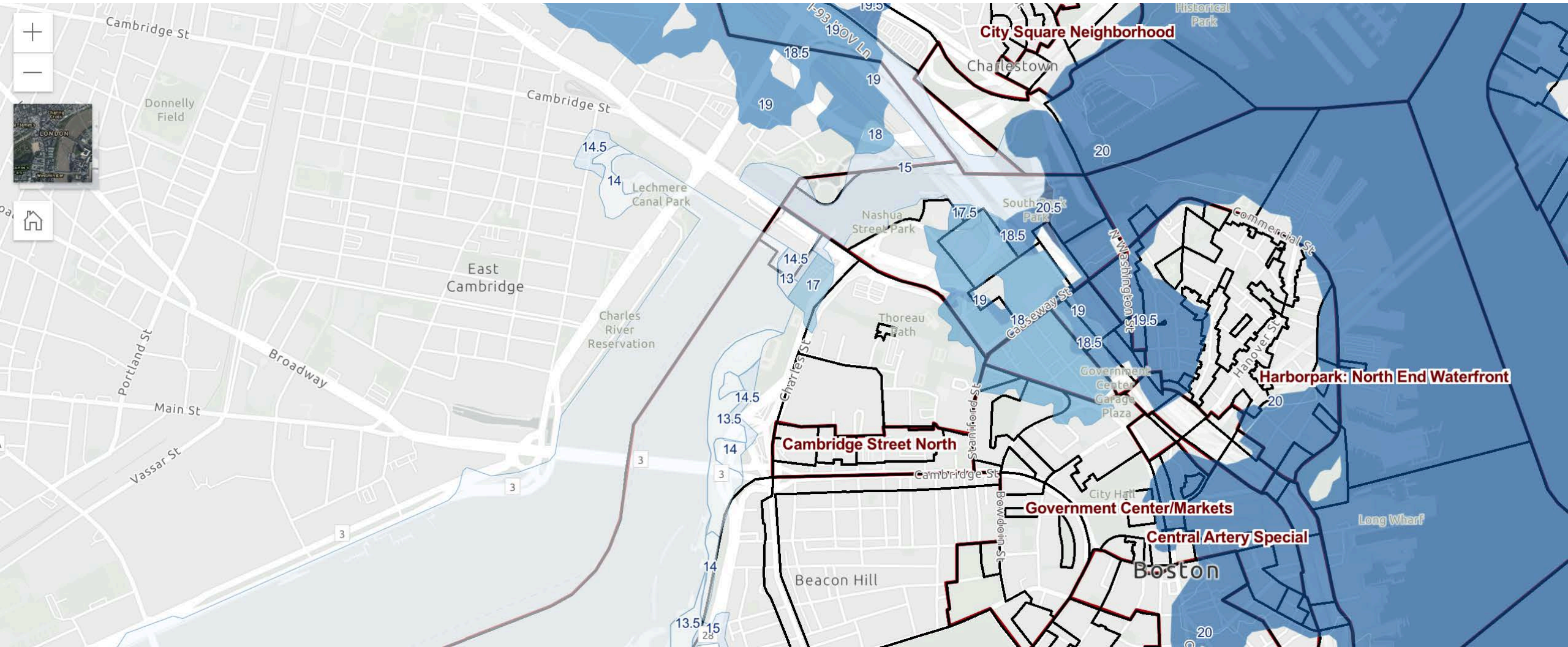
Aligning Goals

Imagine Boston 2030

Fair Housing and Equity



Climate Resiliency and Environmental Goals



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"

08

Additional Information



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