

April 15, 2016

BY HAND

Ms. Chrystal Kornegay, Undersecretary
Massachusetts Department of Housing and Community Development
100 Cambridge Street, Suite 300
Boston, MA 02114

Re: Extension Request for Certain Urban Renewal Plans within the
City of Boston

Dear Undersecretary Kornegay:

At a meeting dated April 14, 2016, the Boston Redevelopment Authority ("BRA") voted to extend certain urban renewal plans in Boston for six (6) years to April 30, 2022, in order to continue the agency's efforts to accomplish the goals and objectives laid out within those urban renewal areas. Specifically, the BRA voted to modify the Brunswick-King Urban Renewal Plan, the Campus High School Urban Renewal Plan, the Central Business District Boylston-Essex Urban Renewal Plan, the Central Business District School-Franklin Urban Renewal Plan, the Central Business District South Station Urban Renewal Plan, the Charlestown Urban Renewal Plan, the Downtown Waterfront-Faneuil Hall Urban Renewal Plan, the Fenway Urban Renewal Plan, the Government Center Urban Renewal Plan, the Kittredge Square Urban Renewal Plan, the Park Plaza Urban Renewal Plan, the South Cove Urban Renewal Plan, the South End Urban Renewal Plan, and the Washington Park Urban Renewal Plan.

The April 14, 2016 BRA Board action included rescinding an earlier BRA Board vote taken on December 10, 2015, that had adopted the Resolution to extend fourteen (14) of Boston's existing urban renewal plans for ten (10) years. Additionally, at the April 14, 2016 BRA Board Meeting, the BRA Board approved a sixty (60) day, short-term extension of the urban renewal plans to allow for additional time for the BRA to work with your agency, the Commonwealth's Department of Housing and Community Development ("DHCD"), regarding the proposed extension of the urban renewal plans. Enclosed, please find the Certificate of Vote for the April 14, 2016 BRA Board actions.



The BRA's approval followed much public discourse on the role of urban renewal in Boston, including consideration by a Mayoral task force and presentations and discussions at public meetings and hearings. The BRA held four (4) working sessions with the Boston City Council's Committee on Planning and Development on December 17, 2014, April 22, 2015, September 15, 2015 and February 9, 2016. These sessions were open to the public.

Following a public hearing before the City Council's Committee on Planning and Development on March 8, 2016, and a public hearing before the BRA Board on December 10, 2015, the Boston City Council voted on March 23, 2016, in support of the extension of fourteen (14) of Boston's urban renewal plans until April 30, 2022, and the Mayor of Boston certified this action by signature dated March 28, 2016. Enclosed, please find enclosed a copy of the City Council vote as so certified.

In the past, the BRA has delivered copies of the plans to DHCD, amendments made since each plan's execution, maps illustrating the plan areas, as well as the presentations made at public hearings before the Boston City Council and the BRA Board of Directors. The BRA has also provided brief histories of the plan areas with a listing of major accomplishments. Below are brief descriptions of the fourteen (14) urban renewal plan areas for which extensions are now being sought. These descriptions include background information on the plans as well as current and future projects located within the plan areas.

Those plans are:

Urban Renewal Plan Area	DHCD-Approved Completion Dates	BRA-Approved Completion Dates
Brunswick-King	April 30, 2016	April 30, 2022
Campus High School	April 30, 2016	April 30, 2022
Central Business District Boylston-Essex	April 30, 2016	April 30, 2022
Central Business District School-Franklin	April 30, 2016	April 30, 2022
Central Business District South Station	April 30, 2016	April 30, 2022
Charlestown	April 30, 2016	April 30, 2022
Downtown Waterfront	April 30, 2016	April 30, 2022
Fenway	April 30, 2016	April 30, 2022

Urban Renewal Plan Area	DHCD-Approved Completion Dates	BRA-Approved Completion Dates
Government Center	April 30, 2016	April 30, 2022
Kittredge Square	April 30, 2016	April 30, 2022
Park Plaza	April 30, 2016	April 30, 2022
South Cove	April 30, 2016	April 30, 2022
South End	April 30, 2016	April 30, 2022
Washington Park	April 30, 2016	April 30, 2022

Specific Urban Renewal Plan Extension Requests

Brunswick-King

The Brunswick-King Urban Renewal Area Plan is located in the Roxbury neighborhood of Boston. The Brunswick-King Urban Renewal Plan received approval from the BRA on November 30, 1972 and as amended on February 22, 1973, from the Boston City Council on February 12, 1973, from the Mayor of Boston on February 15, 1973 and, as amended, on February 28, 1973, and from the Division of Urban Renewal of the Massachusetts Department of Community Affairs (together with its successor agency, the Department of Housing and Community Development, the “Commonwealth”) on March 3, 1973. The Brunswick-King Urban Renewal Area includes approximately 35.4 acres. The plan’s objectives include in part the development of parks and open spaces and the construction or rehabilitation of low and moderate cost housing units.

Major projects resulting from the Brunswick-King urban renewal project include the Brunswick Gardens parks and the Martin Luther King, Jr. Middle School Playground expansion. More recently, the BRA has worked with land owners to transfer the remaining BRA owned sliver parcels located on Intervale Terrace to residential abutters for backyards. Recently, the BRA transferred a parcel (Parcel P-3A), which is bound by Intervale Terrace, Coleus Park and Intervale Street, to the Boston Public Schools (“BPS”) department to expand the Martin Luther King K-8 School’s playground and parking. Additionally, the BRA is working with the City’s Department of Neighborhood Development (“DND”) to continue to encourage private investment and development in this neighborhood. A specific example is the recently launched Neighborhood Homes Initiative (“NHI”), which was implemented in connection with Mayor Walsh’s Boston 2030 Housing Plan. The NHI represents a significant commitment to promote mixed-income communities and expand affordable homeownership opportunities for first-time homebuyers priced out of the city’s housing market. Through this initiative, the BRA and DND are working to group BRA and DND owned parcels for

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redevelopment (the NHI is also being utilized in the Kittredge Square Plan area and the Washington Park Plan area).

The BRA uses its urban renewal powers within this area for clearing title problems and the application of suitable land use controls.

Campus High School

The Campus High School Urban Renewal Plan Area is located in the Roxbury neighborhood of Boston. The Campus High School Urban Renewal Plan received approval from the BRA on August 11, 1966 (Early Land) and July 9, 1970, from the Boston City Council on December 28, 1966 (Early Land) and June 7, 1971, from the Mayor of Boston on December 30, 1966 (Early Land) and June 9, 1971, and from the Commonwealth on December 23, 1969 (Early Land) and June 30, 1972. The Campus High School Urban Renewal Area includes approximately 134.7 acres. The plan's goals and objectives include the provision of new public facilities, notably those that would improve and reorganize the public school system.

Major projects resulting from the plan include Madison Park High School, New Dudley Street, and the Reggie Lewis Track and Field Center. More recent projects that have been completed because of the urban renewal program, include the Whittier Street Health Center and the Islamic Center. The BRA continues to work with the community to develop underutilized city and state owned parcels that were identified in the Roxbury Strategic Master Plan for redevelopment. Projects that are in the planning stages include the redevelopment of Parcel P-3 located on Tremont Street, the Crescent Parcel on the corner of Melnea Cass Boulevard and Tremont Street (a portion of which is located within the South End Urban Renewal Plan Area), and the redevelopment of the Boston Housing Authority's Whittier Street Housing, creating more mixed-income and affordable housing. The redevelopment of this area is key to BRA and City goals for reconnecting the Fenway, Roxbury, and the South End across Melnea Cass Boulevard and Tremont Street and establishing Melnea Cass Boulevard as a major gateway to Boston.

The BRA uses its urban renewal powers within this area for clearing title problems and the application of suitable land use controls.

Central Business District

The Central Business District Urban Renewal Plan Area was originally proposed for the Downtown area of Boston. The plan received approval from the BRA on October 14,

1965 (Early Land) and August 2, 1967, from the Boston City Council on December 6, 1965 (Early Land) and December 11, 1967, and from the Mayor of Boston on December 7, 1965 (Early Land) and December 13, 1967. Rather than implementing Central Business District (CBD) as a large-scale urban renewal project, however, the overall plan was approved as guidelines for the development of the area and its various components were adopted as individual urban renewal projects. The CBD area includes approximately 212.8 acres. The plan's goals and objectives include the renewal of the CBD area as the major commercial and business center of the City through the promotion of public and private development, improved public utilities and services, and an improved traffic circulation system. The CBD inspired four small Urban Renewal Areas, as described below.

- *Central Business District: Bedford-West* – The CBD Bedford-West Urban Renewal Plan Area is located at the former junction of Bedford Street and West Street along lower Washington Street. The plan received approval from the BRA on February 8, 1973, from the Boston City Council on April 23, 1973, from the Mayor of Boston on April 30, 1973, and from the Commonwealth on May 23, 1974. The objectives of the plan include the creation of new economic development opportunities through the eradication of blight and the creation of certain pedestrian amenities in the Downtown. Major projects resulting from the plan include the construction of Lafayette Place, the Hyatt Hotel and Hayward Place (the Central Business District: Bedford-West plan has expired).
- *Central Business District: Boylston-Essex* – The CBD Boylston-Essex Urban Renewal Plan Area is located at the intersection of Essex Street and Boylston Street along lower Washington Street. The plan received approval from the BRA on May 23, 1968, from the Boston City Council on October 7, 1968, from the Mayor of Boston on October 9, 1968, and from the Commonwealth on June 6, 1969. The objectives of the plan include the creation of new economic development opportunities through the improvement of traffic flow, the improvement of access to mass transit, and the creation of open space. Major projects resulting from the plan include the realignment of Boylston Street, the construction of Liberty Tree Park and the Chinatown Massachusetts Bay Transportation Authority (“MBTA”) kiosk, and construction of the Ritz-Carlton Hotel and Residences, a residential, hotel, and retail complex. Over the past few decades, over \$150 million have been invested into the older theaters in this area. Both Emerson College and Suffolk University now have a strong presence in the area. The area once again is a hub of activity. Continued public realm

improvements and increased pedestrian connectivity to the Boston Common, Theater District, Chinatown and Downtown Crossing will further enhance the Central Business District: Boylston-Essex.

- *Central Business District: School-Franklin* – The CBD School-Franklin Urban Renewal Plan Area is located along School Street, Franklin Street, and Washington Street. The plan received approval from the BRA on May 23, 1968, from the Boston City Council on October 7, 1968, from the Mayor of Boston on October 9, 1968, and from the Commonwealth on February 12, 1973. The objectives of the plan include the creation of new economic development opportunities through the elimination of obsolete block, parcel, and street patterns, the preservation of historic buildings, and the creation of public open spaces. Major projects resulting from the plan include the renovation of Old City Hall, the construction of the Border's Books building (now occupied by Walgreens) and its neighboring Irish Famine Memorial, One Boston Place, and 33 Arch Street. Currently, the construction of Millennium Tower and renovation of the adjacent Burnham Building are helping to reinvigorate Downtown Crossing as the thriving commercial center of Boston. This mixed-use project will include 450 condominiums, more than 135,000 square feet of retail space and 200,000 square feet of office space and involves the redevelopment of Shopper's Park (Parcel A-4).
- *Central Business District: South Station* – The CBD South Station Urban Renewal Plan Area is located along Atlantic Avenue and the Fort Point Channel and in and around Dewey Square. The plan received approval from the BRA on May 23, 1968, from the Boston City Council on February 24, 1969, from the Mayor of Boston on February 28, 1969, and from the Commonwealth on December 31, 1969. The objectives of the plan include the creation of new economic development opportunities by eliminating blighted conditions, improved accessibility to and within the downtown area for pedestrians, and the encouragement of multi-story, multi-use buildings. Major projects resulting from the plan include the South Station Intermodal Transportation Center, One Financial Center, 175 Federal Street, and the former Stone & Webster Building. Future projects include a 2.1 million square-foot, mixed-use project at South Station as well as the potential relocation of the U.S. Postal Service facility on Dorchester Avenue and the South Station Expansion Project.

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The Central Business District continues to be an area of strong growth and development. As the hub of the city's mass transit and highway systems, the downtown core is primed for additional growth and development.

The BRA uses its urban renewal powers within this area to facilitate economic development through selective acquisitions and disposition of parcels and air rights, and the application of suitable land use controls.

Charlestown

The Charlestown Urban Renewal Plan Area is located in the Charlestown neighborhood of Boston. The plan received approval from the BRA on March 25, 1965, from the Boston City Council on June 7, 1965, from the Mayor of Boston on June 10, 1965, and from the Commonwealth on July 6, 1965. The Charlestown Navy Yard was added to the Charlestown Urban Renewal Project in 1976. The Charlestown Urban Renewal Plan Area includes approximately 676.9 acres. The plan's goals and objectives include the preservation of the residential neighborhood, improved local and regional transportation access, and the creation of new community facilities.

Major projects resulting from the plan include the Boston Public Library - Charlestown Branch, Bunker Hill Community College, Charlestown High School, and the removal of the MBTA elevated railway. Charlestown continues to witness major development along the Rutherford Avenue Corridor and in the Charlestown Navy Yard. Recently completed projects include Gatehouse 75/75 West School Street, a residential project, and the new state of the art Spaulding Rehab Center and Menino Park, which is the city's first universally accessible playground. The BRA is currently working with the community on the disposition and development of BRA-owned parcels located throughout the neighborhood as well as the further development of the Charlestown Navy Yard Plan Area. Currently under construction is the Bridgeview Center, located at the corner of Rutherford Avenue and A Street, which will provide 60 affordable rental apartments, as well as supportive services to residents with special needs. Future projects located on BRA-owned parcels within the Charlestown Navy Yard include the redevelopment of the Ropewalk Complex, which will create new housing, the Chain Forge Building, which will be rehabilitated into a hotel.

The BRA uses its urban renewal powers within this area for clearing title problems and the application of suitable land use controls, which include easements for public access to the waterfront, view corridors to Boston Harbor, and other means of enhancing public enjoyment of the Harbor and the Navy Yard's public spaces.

Downtown Waterfront-Faneuil Hall

The Downtown Waterfront-Faneuil Hall Urban Renewal Plan Area is located in the Downtown and encompasses parts of the Financial District and North End. The plan received approval from the BRA on April 24, 1964, from the Boston City Council on June 8, 1964, from the Mayor of Boston on June 11, 1964, and from the Commonwealth on August 26, 1964. The Downtown Waterfront-Faneuil Hall Urban Renewal Plan Area includes approximately 141.7 acres. The plan's goals and objectives include the revitalization of a key portion downtown Boston, establishing a functional connection between the area and the North End, Government Center, and Financial District, and creating an environment suitable to contemporary real estate development.

Major projects resulting from the plan include the Millennium Bostonian Hotel, Christopher Columbus Park, the Custom House Marriott, the Long Wharf Marriott, the New England Aquarium, Quincy Market, Harbor Towers and Rowes Wharf. More recent projects include the park at the New England Aquarium. The completion of the Rose Kennedy Greenway has been a catalyst for continued investment in the area. Future projects include the potential redevelopment of the Harbor Garage and Hook Lobster and improvements to the Faneuil Hall Marketplace. The Connect Historic Boston Initiative ("CHBI") which is underway, is a partnership between the City of Boston and the National Park Service that will create enhanced pedestrian and bicycle connections between National Park Service sites and public transit. Urban renewal tools are assisting in this initiative, which involves numerous roadways and easements (CHBI also includes roadways in the Charlestown and Government Center Plan areas).

The BRA uses its urban renewal powers within this area to facilitate economic development through selective acquisitions and the disposition of parcels and air rights and the application of suitable land use controls, including long-term public access to the waterfront.

Fenway

The Fenway Urban Renewal Project Area is located in the Fenway neighborhood of Boston. The plan received approval from the BRA on November 24, 1965, from the Boston City Council on December 20, 1965, from the Mayor of Boston on December 23, 1965, and from the Commonwealth on April 26, 1967. The Fenway Urban Renewal Project Area includes approximately 524 acres. The plan's goals and objectives include the coordination of public, private, and institutional activities to improve the area

physically and economically, to provide and enhance open space through the area, and to provide opportunities for private investment in renovation of the housing stock.

Major projects resulting from the plan include the Christian Science Center, the Colonnade Hotel, the Morville House, and Symphony Plaza East and West, the Colonnade Residences, the Morville House expansion, and the Susan G. Bailis Assisted Living Center. Fenway continues to witness major institutional and mixed-use developments. One Dalton (located at the Christian Science Center), which includes 211 hotel rooms and 180 condominiums, is currently under construction.

The BRA uses its urban renewal powers within this area to facilitate economic development through selective acquisitions and disposition of parcels and air rights and the application of suitable land use controls.

Government Center

The Government Center Urban Renewal Area is located in the Downtown. The plan received approval from the BRA on May 29, 1961 (Early Land) and June 5, 1963, from the Boston City Council on June 5, 1961 (Early Land) and May 25, 1964, from the Mayor of Boston on June 6, 1961 (Early Land) and May 26, 1964, and from the Commonwealth on June 24, 1964. The Government Center Urban Renewal Plan Area includes approximately 60.9 acres. The plan's goals and objectives include the integration of new public and private offices, including major governmental facilities, and the improvement of vehicular, pedestrian, and mass transit access to and through the area.

Major projects resulting from the plan include 28 State Street, 60 State Street, Boston City Hall, Center Plaza Office Building, City Hall Plaza, John F. Kennedy Federal Office Building, preservation of the Sears Block and Sears Crescent, and Government Service Center (Lindemann and Hurley Buildings). The construction of the Edward W. Brooke Courthouse, the reconstruction of Merrimack Street, and the Central Artery Garage and Vent Building all benefited from the urban renewal program. Recently completed projects that were brought to fruition through urban renewal include the Boston Public Market, a permanent year round 28,000 square-foot market located at 136 Blackstone Street (Parcel 7). Additionally, through urban renewal, the BRA has been instrumental in assisting the MBTA with the renovation of the Government Center MBTA Station. This project will upgrade the station into a fully accessible, safer, modern and more comfortable facility. The BRA is also working with the community on a visioning

process for the future of City Hall Plaza. Urban renewal will also help effectuate improvements to 1, 2, and 3 Center Plaza, which will add new retail and office space as well as improve the public realm and accessibility.

The BRA uses its urban renewal powers within this area to facilitate economic development through selective acquisitions and disposition of air rights and the application of suitable land use controls.

Kittredge Square

The Kittredge Square Urban Renewal Plan Area is located in the Roxbury neighborhood of Boston. The plan received approval from the BRA on November 30, 1972 and as amended on February 22, 1973, from the Boston City Council on February 12, 1973, from the Mayor of Boston on February 28, 1973, and from the Commonwealth on March 3, 1973. The Kittredge Square Urban Renewal Plan Area includes approximately 28.3 acres. The plan's goals and objectives include the promotion of public and private development and the rehabilitation and construction of new residential units.

Major projects resulting from the plan include certain street improvements and utility adjustments as well as residential rehabilitations. Highland Park Estates II, a residential project, was effectuated through urban renewal. More recently the BRA worked with the community to convey land on Highland Street as permanent open space for a community garden and park. The BRA is collaborating with DND through the Neighborhood Homes Initiative to group BRA and DND owned parcels for redevelopment and the creation of mixed-income and affordable housing (this initiative is also being utilized to spur investment in the Brunswick-King Plan area and the Washington Park Plan area).

The BRA uses its urban renewal powers within this area to facilitate largely residential development through selective acquisitions and disposition of parcels, title clearance, and the application of suitable land use controls, including long-term affordability restrictions.

Park Plaza

The Park Plaza Urban Renewal Area is located on the edge of the Downtown. The plan received approval from the BRA on July 15, 1971, and, as amended, on December 16, 1971, from the Boston City Council on December 6, 1971, and from the Mayor of Boston on December 22, 1971. The Park Plaza Urban Renewal Plan Area includes approximately 31.9 acres. The plan's goals and objectives include the creation of an

“intown” residential community, to provide a lively mix of mutually reinforcing uses, and to provide attractive and continuous pedestrian areas.

Major projects resulting from the plan include the Four Seasons Hotel, Heritage on the Common, the Motor Mart Garage expansion and renovation, the State Transportation Building, the Park-Essex and One Charles residential projects as well as Emerson College’s new dormitories at Piano Row and the Colonial Building on Boylston Street. More recent projects include the Kensington and AVA Theater District (formerly known as 45 Stuart Street), both residential projects, which combined added over 775 housing units to the city’s housing stock. Emerson College’s 2 Boylston Place dormitory project (formerly known as 1-3 Boylston Place) is underway. Future projects include Emerson College’s renovations to 80 Boylston Street for student housing and improved student amenities, as well improvements to the BRA-owned China Trade Center, located at the corner of Boylston and Washington Streets.

The BRA uses its urban renewal powers within this area to facilitate economic development through selective acquisitions and disposition of parcels and the application of suitable land use controls.

South Cove

The South Cove Urban Renewal Area straddles the Chinatown, South End, and Back Bay neighborhoods of Boston. The plan received approval from the BRA on June 10, 1965, from the Boston City Council on July 26, 1965, from the Mayor of Boston on July 29, 1965, and from the Commonwealth on August 27, 1965. The South Cove Urban Renewal Plan Area includes approximately 92.9 acres. The plan’s goals and objectives include the promotion of public and private development, the strengthening of the residential character of the area, and the provision of sites for the necessary expansion and reorganization of medical and educational facilities.

Major projects resulting from the plan include the Jaharis Center, the Mass Pike Towers, the Josiah Quincy School, South Cove Manor, Tai Tung Village, the Tufts-New England Medical Center consolidation, the construction of the Metropolitan and the YMCA of Chinatown. More recent projects that benefited from the urban renewal program include the completion of the W Hotel and Residences in the Theater District, which includes 235 room hotel and 123 condominiums, as well as the expansion of Tufts Dental School. Future projects include the redevelopment of Parcel P-7A on Tremont Street into a 346 room hotel and the redevelopment of Parcel R-1, a BRA-owned parcel located on Tyler Street that is under a long term agreement with Tufts University.

The BRA uses its urban renewal powers within this area to facilitate economic development through selective acquisitions and disposition of parcels, title clearance, and the application of suitable land use controls.

South End

The South End Urban Renewal Plan Area is located in the South End neighborhood of Boston. The plan received approval from the BRA on May 2, 1962 (Early Land) and September 23, 1965, from the Boston City Council on October 1, 1962 (Early Land) and December 6, 1965, from the Mayor of Boston on October 3, 1962 (Early Land) and December 7, 1965, and from the Commonwealth on October 15, 1962 (Early Land) and January 17, 1966. The South End Urban Renewal Plan Area includes approximately 626.2 acres. The plan's goals and objectives include the provision of an economically, socially, and racially integrated community, construction and preservation of new housing, and the improvement of transportation infrastructure.

Major projects resulting from the plan include the Boston Center for the Arts, the Boston Medical Center, Camfield Gardens, Castle Square, Villa Victoria, Peabody Towers, ROXSE Homes, and Tent City. Additional projects include Atelier 505 and the accompanying stages at the Calderwood Pavilion, Rollins Square, and Wilkes Passage Lofts. More recent projects that were effectuated through urban renewal include the Castle Square Rehabilitation project as well as the transfer of numerous community gardens and open spaces in the South End from the South End/Lower Roxbury Open Space Land Trust to the Boston Natural Areas Network. The transfer included deed restrictions to ensure that these gardens and open spaces would remain in perpetuity. Two (2) more parcels will be transferred to BNAN in the future. Future projects include the Melnea Cass Hotel and Residences project (Parcel X-28A), a mixed-use project with 145 hotel rooms, and 52 housing units and commercial and community space, that will serve as gateway between the South End to Dudley Square, as well as the redevelopment of Parcel X-26-1 on Tremont Street, which will include new housing and ground-floor retail. The mixed-use Northampton Square project, which is where the Boston City Hospital Nursing School Campus was formerly located, is underway and benefited from urban renewal. The BRA is currently working with the community on the disposition of BRA parcels and other publicly owned parcels. Projects that are in the planning stages include the Crescent Parcel (this parcel is also located within the Campus High School Urban Renewal Plan Area). The land comprising Parcel P-25 was recently transferred to the City Parks Department for Watson Park. Urban renewal tools will likely be utilized to help effectuate projects along the Harrison Albany

corridor. The recent planning and rezoning of the Harrison Albany corridor has paved the way for up to six (6) million square feet of new development.

The BRA uses its urban renewal powers within this area to facilitate economic development through selective acquisitions and disposition of parcels, title clearance, and the application of suitable land use controls, including long-term affordability restrictions.

Washington Park

The Washington Park Urban Renewal Area is located in the Roxbury neighborhood of Boston. The plan received approval from the BRA on June 27, 1962 (Early Land) and January 16, 1963, from the Boston City Council on August 13, 1962 (Early Land) and February 18, 1963, from the Mayor of Boston on August 14, 1962 (Early Land) and February 26, 1963, and from the Commonwealth on August 29, 1962 (Early Land) and March 15, 1963. The Washington Park Urban Renewal Plan Area includes approximately 522 acres. The plan's goals and objectives include the provision of residential units of every type, improved community services, the creation of new opportunities for private investment, and the provision of sites for schools, other public buildings, and open spaces.

Major projects resulting from the plan include Academy Homes, the Boston Public Library - Grove Hall Branch, Charlame Housing, Marksdale Housing, the Roxbury Civic Center, Trotter Elementary School, and Warren Gardens. More recent projects include Washington Commons Phases II and III, which added new housing stock to the area, as well as the Rockland Street Senior Housing Project, which includes 40 single room occupancy apartment units for senior citizens at incomes at or below 50% Boston Area Median Income. Additionally the Area B-2 Police Station, in Dudley, was effectuated through urban renewal. Currently, the BRA is collaborating with DND on the Neighborhood Homes Initiative ("NHI"). The issuance of the Garrison Trotter Phase II Request for Proposals is a current example of the NHI (the NHI is also being utilized in Brunswick-King Urban Renewal Plan Area and the Kittredge Square Urban Renewal Plan Area).

The BRA uses its urban renewal powers within this area to facilitate largely residential development through selective acquisitions and disposition of parcels, title clearance, and the application of suitable land use controls.

Conclusion

At this time, the BRA seeks an extension of the following fourteen (14) urban renewal plans to April 30, 2022, in accordance with the votes of the BRA and the Boston City Council, and the approval of the Mayor of Boston:

Urban Renewal Plan	Project Number
Brunswick King Urban Renewal Plan	Mass. R-168
Campus High School Urban Renewal Plan	Mass. R-129
Central Business District Boylston-Essex Urban Renewal Plan	Mass. R-82B
Central Business District School-Franklin Urban Renewal Plan	Mass. R-82A
Central Business District South Station Urban Renewal Plan	Mass. R-82C
Charlestown Urban Renewal Plan	Mass. R-55
Downtown Waterfront-Faneuil Hall Urban Renewal Plan	Mass. R-77
Fenway Urban Renewal Plan	Mass. R-115
Government Center Urban Renewal Plan	Mass. R-35
Kittredge Square Urban Renewal Plan	Mass. R-167
Park Plaza Urban Renewal Plan	N/A
South Cove Urban Renewal Plan	Mass. R-92
South End Urban Renewal Plan	Mass. R-56
Washington Park Urban Renewal Plan	Mass. R-24

The BRA's efforts to complete these plans are ongoing and an extension of time to April 30, 2022, is now appropriate.

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Please do not hesitate to contact me, or E. Renee LeFevre, General Counsel, BRA, at (617) 918-4241 with any questions regarding this matter.

Sincerely,

A handwritten signature in cursive script that reads "Brian P. Golden". The signature is written in black ink and is positioned above the printed name and title.

Brian P. Golden
Director

Attachments

cc: Roberta L. Rubin , Chief Counsel, DHCD
Laura Schaefer, Municipal and Revitalization Specialist, Office of Sustainable Communities, DHCD
Ashley Emerson, Director, Bureau of Relocation, DHCD
Heather Campisano, Chief of Staff, BRA
E. Renee LeFevre, General Counsel, BRA
Teresa Polhemus, Executive Director/Secretary

CERTIFICATE OF VOTE

(1) That Teresa Polhemus is the duly qualified Secretary of the Boston Redevelopment Authority, hereinafter called the Authority, and the keeper of the records, including the journal of proceedings of the Authority.

(2) That the following is a true and correct copy of a vote as finally adopted at a meeting of the Authority held on April 14, 2016 duly recorded in this office:

Copies of memorandum dated April 14, 2016 were distributed entitled "ADOPTION OF NEW PROCEDURES RELATIVE TO BOSTON REDEVELOPMENT AUTHORITY URBAN RENEWAL ACTIONS AND ADOPTION OF THE RESOLUTION ENTITLED "RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY RE: MODIFICATION TO CERTAIN URBAN RENEWAL PLANS OF THE CITY OF BOSTON, APRIL 14, 2016", which included a proposed vote.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: MODIFICATION TO CERTAIN URBAN RENEWAL PLANS OF THE CITY OF BOSTON, APRIL 14, 2016", was introduced, read and considered.

Ms. Corey Zehngebot, Senior Architect/Urban Designer, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("BRA") adopts the following new procedures to guide the BRA's exercise of its urban renewal powers under Chapter 121B of Massachusetts General Laws:

The BRA proposes the following procedural changes:

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 at 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 to provide annual 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; and

FURTHER VOTED: The Director or his/her designee is hereby authorized to submit to the Boston City Council all of the above-referenced actions, as he/she deems appropriate; and

FURTHER VOTED: That the Boston Redevelopment Authority hereby rescinds the Resolution entitled "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: MODIFICATION TO CERTAIN URBAN RENEWAL PLANS OF THE CITY OF BOSTON," adopted by the BRA Board on December 10, 2015; and

FURTHER VOTED: That the Boston Redevelopment Authority hereby adopts the Resolution entitled "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: MODIFICATION TO CERTAIN URBAN RENEWAL PLANS OF THE CITY OF BOSTON, APRIL 14, 2016."

The aforementioned URBAN RENEWAL RESOLUTION filed in the Document Book at the Authority as Document No. 7607.

(3) That said meeting was duly convened and held in all respects in accordance with law, and to the extent required by law, due and proper notice of such meeting was given; that a legal quorum was present throughout the meeting and a legally sufficient number of members of the Authority voted in a proper manner and all other requirements and proceeding under law incident to the proper adoption or the passage of said vote have been duly fulfilled, carried out and otherwise observed.

(4) That the document to which this certificate is attached was authorized by the foregoing votes.

(5) That if an impression of the seal has been affixed below, it constitutes the official seal of the Boston Redevelopment Authority, and this certificate is hereby executed under such official seal.

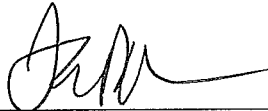
(6) That Brian P. Golden is the Director of this Authority.

(7) That the undersigned is duly authorized to execute this certificate.

IN WITNESS WHEREOF, the undersigned hereunto has set her hand this 15th day of April, 2016.

BOSTON REDEVELOPMENT AUTHORITY

By:



Teresa Polhemus, Secretary

LS

BOARD APPROVED

MEMORANDUM

APRIL 14, 2016

TO: BOSTON REDEVELOPMENT AUTHORITY AND
BRIAN P. GOLDEN, DIRECTOR

FROM: MICHAEL CHRISTOPHER, DEPUTY DIRECTOR FOR DEVELOPMENT
REVIEW/GOVERNMENT AFFAIRS
KRISTIN KARA, DEPUTY DIRECTOR FOR SPECIAL PROJECTS
COREY ZEHNGEBOT, SENIOR ARCHITECT/URBAN DESIGNER

SUBJECT: ADOPTION OF NEW PROCEDURES RELATIVE TO BOSTON
REDEVELOPMENT AUTHORITY URBAN RENEWAL ACTIONS AND
ADOPTION OF THE RESOLUTION ENTITLED "RESOLUTION OF
BOSTON REDEVELOPMENT AUTHORITY RE: MODIFICATION TO
CERTAIN URBAN RENEWAL PLANS OF THE CITY OF BOSTON,
APRIL 14, 2016"

SUMMARY: This Memorandum requests authorization for Boston Redevelopment Authority ("BRA") to: (1) adopt certain procedural changes relative to the BRA's exercise of its urban renewal powers; (2) rescind the Resolution that was adopted by the BRA Board on December 10, 2015 related to modifications to certain urban renewal plans to extend said plans in order to continue Boston's community development; and (3) adopt a new Resolution, dated April 14, 2016, related to modifications to certain urban renewal plans to extend said plans in order to continue Boston's community development activities.

BACKGROUND

Today, the City of Boston ("City") has sixteen (16) remaining urban renewal plans and associated areas wherein the Boston Redevelopment Authority ("BRA") holds certain powers and responsibilities to effect change. Over the past year, the BRA has gone to great lengths to foster a robust public conversation about urban renewal. The BRA has sought feedback directly from community members about how urban renewal can best be used in the future. Highlights of the BRA's community process include: twelve (12) large public meetings in different neighborhoods since March 2015; five (5) neighborhood Q&A sessions in partnership with the City Hall To Go truck in May 2015; an exhibition about past, present, and future of urban renewal in conjunction with West End Museum; and nearly 100 opportunities for engagement. Members of an Urban

Renewal Task Force representing the neighborhoods where urban renewal plans are active were also involved at multiple points throughout the public outreach process.

Following the year-long public process, on December 10, 2015, a public hearing before the BRA Board was held and the BRA Board adopted a Resolution to extend fourteen (14) of the City's urban renewal plans to April 30, 2026. In connection with the extension of the plans, the BRA has, in consultation with the Mayor's Office, engaged in a lengthy dialogue with the Boston City Council. The BRA presented at an information session, two briefings, and one hearing of a committee of the Boston City Council. These sessions were open to the public. Additionally, on March 3, 2016, the Boston City Council held a public hearing regarding the proposed extension of the urban renewal plans. To continue the discussion of the proposed extension, on March 8, 2016 the Boston City Council held a working session. Subsequently, the Boston City Council, by vote duly taken and recorded on March 23, 2016, approved the extension of fourteen (14) of Boston's urban renewal plans for a period of six (6) years, with a termination date of April 30, 2022. Subsequently, Mayor Martin J. Walsh approved the extension of the urban plans on March 28, 2016.

Because the Boston City Council's approval of the extension was for six (6) years, and not for ten (10) years, the Resolution entitled "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: MODIFICATION TO CERTAIN URBAN RENEWAL PLANS OF THE CITY OF BOSTON", that was adopted by the BRA Board on December 10, 2015, must be rescinded. It is necessary for the BRA Board to adopt a new Resolution that (1) reflects the reduced timeframe of the extension and new termination date that were approved by the Boston City Council, and (2) that includes a sixty (60) day, short-term extension. The short-term extension is being requested to provide additional time for the BRA to work with the Commonwealth's Department of Housing and Community Development regarding the six (6) year extension. Without the short-term extension, the urban renewal plans are set to expire on April 30, 2016.

PROCEDURAL CHANGES AND OVERSIGHT

Furthermore, as part of the process with the Boston City Council, the BRA is examining ways to strengthen communications between the BRA and the Boston City Council around the BRA's exercise of its renewal powers pursuant to Chapter 121B of the Massachusetts General Laws. The BRA is committed to openness, transparency, and accountability with respect to the use of our urban renewal tools.

The BRA proposes to adopt certain procedural changes in order to provide the Boston City Council with timely communications regarding proposed urban renewal actions and clearer oversight of minor modifications to the urban renewal plans. These proposed changes would supplement the procedural changes that were adopted by the BRA Board on December 21, 2004 in connection with the initial extension of the urban

renewal plans in 2004/2005. An Action Plan is outlined below that is the outcome of the public process and feedback that was we received throughout the public process and working with the Boston City Council. The Action Plan further demonstrates the BRA's continued transparency related to its urban renewal actions.

The BRA proposes the following procedural changes:

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 at 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 to provide annual 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.

In this proposed minor modification hearing protocol process, the Boston City Council would play the role of facilitating public engagement and engagement with the project team, on a particular modification, similar to the way in which the Zoning Board of Appeal provides the forum for public discussion on zoning code variances and conditional use permits. The Boston City Council's role is advisory, and the purpose of the report would be to advise the BRA Board in advance of their vote of the minor modification application, and ultimate decision-making authority remains with the BRA Board.

This provides the Boston City Council, and the public, with the ability to play an active and direct role in the minor modification process, providing an additional mechanism for oversight of the BRA while simultaneously promoting increased transparency.

RECOMMENDATION

BRA staff recommends adoption of the new procedures set forth above.

After careful consideration of all of the comments received and discussion over the past year of the proposed year extension, BRA staff feel it would be prudent to extend certain urban renewal plans until April 30, 2022. These plans include:

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 Urban Renewal 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; and
14. Washington Park Urban Renewal Plan.

The six (6) year extension would allow additional time to complete the commitments set forth by the BRA and the City since the late 1950s. The plans would again be reviewed prior to 2022 to determine progress and the ongoing necessity of the urban renewal plans.

Significant extension of the urban renewal projects requires modifications to each affected urban renewal plan. The modification process followed by the BRA for such extensions includes the approval of the BRA, the City, the Mayor and the Commonwealth.

Appropriate votes follow:

VOTED: That the Boston Redevelopment Authority ("BRA") adopts the following new procedures to guide the BRA's exercise of its urban renewal powers under Chapter 121B of Massachusetts General Laws:

The BRA proposes the following procedural changes:

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 at 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 to provide annual 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; and

FURTHER

VOTED: The Director or his/her designee is hereby authorized to submit to the Boston City Council all of the above-referenced actions, as he/she deems appropriate; and

FURTHER

VOTED: That the Boston Redevelopment Authority hereby rescinds the Resolution entitled "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: MODIFICATION TO CERTAIN URBAN RENEWAL PLANS OF THE CITY OF BOSTON," adopted by the BRA Board on December 10, 2015; and

FURTHER

VOTED: That the Boston Redevelopment Authority hereby adopts the Resolution entitled "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: MODIFICATION TO CERTAIN URBAN RENEWAL PLANS OF THE CITY OF BOSTON, APRIL 14, 2016."

APRIL 14, 2016

RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATION TO CERTAIN URBAN RENEWAL PLANS OF
THE CITY OF BOSTON

WHEREAS, the City of Boston maintains sixteen (16) active urban renewal plans originally approved by the Boston Redevelopment Authority ("Authority"), Boston City Council, and the Mayor of Boston between 1957 and 1980; and

WHEREAS, the City's urban renewal program has effectuated great change in the City's inner neighborhoods, including the creation of new homes, new businesses, new schools, new parks and civic spaces, and new infrastructure; and

WHEREAS, federal funding for urban renewal was eliminated in the early 1970s; and

WHEREAS, the City of Boston suffered a number of economic downturns in the intervening time, including years in the 1970s, 1980s, 1990s, and 2000s; and

WHEREAS, despite the best efforts of the City of Boston and the Authority, several of the plans' renewal actions, design objectives, and other community development purposes remain incomplete; and

WHEREAS, several of the plan areas continue to contain open, blighted, decadent, and/or substandard properties that remain detrimental to the safety, health, morals, welfare, or sound growth of the surrounding community and without the tools provided by the plans it is unlikely that the properties will be redeveloped through the ordinary operations of private enterprise; and

WHEREAS, by their provisions, the plans and the powers conferred and programs set forth will terminate on April 30, 2016 unless so extended; and

WHEREAS, the Authority seeks a six (6) year extension for fourteen (14) of the active urban renewal plans as well as a short-term, sixty (60) day extension for fourteen (14) of the active urban renewal plans; and

WHEREAS, each plan includes within its provisions the ability to modify said termination or anticipated completion date and extend said plan; and

WHEREAS, the Urban Renewal Plan for the Brunswick-King Urban Renewal Plan (“Brunswick-King Plan”), Project No. Mass. R-168, received approval from the Authority on November 30, 1972 and, as amended, on February 22, 1973, from the Boston City Council on February 12, 1973, from the Mayor of Boston on February 15, 1973 and, as amended, on February 28, 1973, and from the Division of Urban Renewal of the Massachusetts Department of Community Affairs (together with its successor agency, the Department of Housing and Community Development, the “Commonwealth”) on March 3, 1973; and

WHEREAS, Chapter VI of the Brunswick-King Plan, entitled “Modification and Termination,” provides that the Brunswick-King Plan may be modified at any time by the Authority, provided: that any amendment that in the reasonable opinion of the Authority substantially or materially alters or changes the Brunswick-King Plan must be subject to the Federal, State, and local approvals then required by law; that no amendment to any provision of Chapter VI shall be effective with respect to any land disposed of or contracted for disposition by the Authority without the consent of the other party or such other party’s successors or assigns; that if the Brunswick-King Plan is recorded no such amendment shall be effective until the amendment is also recorded; and

WHEREAS, Chapter VI of the Brunswick-King Plan also provides that the Brunswick-King Plan shall be in full force and effect for a period of forty (40) years from the date of its approval by the Commonwealth, said date was extended to April 30, 2015 by the Boston City Council on December 15, 2004, by the Authority on December 21, 2004 and by the Commonwealth on September 26, 2005, and further extended by the Authority on December 18, 2014; and

WHEREAS, the Campus High School Urban Renewal Plan (“Campus High School Plan”), Project No. Mass. R-129, received approval from the Authority on August 11, 1966 (Early Land) and July 9, 1970, from the Boston City Council on December 28, 1966 (Early Land) and June 7, 1971, from the Mayor of Boston on December 30, 1966 (Early Land) and June 9, 1971, and from the Commonwealth on December 23, 1969 (Early Land) and June 30, 1972; and

WHEREAS, Chapter XII of the Campus High School Plan, entitled “Modification and Termination,” provides that the Campus High School Plan may be modified at any time by the Authority, provided: that any amendment that in the reasonable opinion of the Authority substantially or materially alters or changes the Campus High School Plan must be subject to the Federal, State, and local approvals then required by law; that no amendment to any provision of Chapter XII shall be effective with respect to any land disposed of or contracted for

disposition by the Authority without the consent of the other party or such other party's successors or assigns; that if the Campus High School Plan is recorded no such amendment shall be effective until the amendment is also recorded; and

WHEREAS, Chapter XII of the Campus High School Plan also provides that the Campus High School Plan shall be in full force and effect for a period of forty (40) years from the date of its approval by the Commonwealth, said date was extended to April 30, 2015 by the Boston City Council on December 15, 2004, by the Authority on December 21, 2004 and by the Commonwealth on September 26, 2005, and further extended by the Authority on December 18, 2014; and

WHEREAS, the Central Business District Urban Renewal Plan - Boylston-Essex Urban Renewal Plan ("CBD Boylston-Essex Plan"), Project No. Mass. R-82B, received approval from the Authority on May 23, 1968, from the Boston City Council on October 7, 1968, from the Mayor on October 9, 1968, and from the Commonwealth on June 6, 1969; and

WHEREAS, Chapter XII of the CBD Boylston-Essex Plan , entitled "Modification and Termination," provides that the CBD Boylston-Essex Plan may be modified at any time by the Authority, provided: that any amendment that in the reasonable opinion of the Authority substantially or materially alters or changes the CBD Boylston-Essex Plan must be subject to the Federal, State, and local approvals then required by law; that no amendment to any provision of Chapter XII shall be effective with respect to any land disposed of or contracted for disposition by the Authority without the consent of the other party or such other party's successors or assigns; that if the CBD Boylston-Essex Plan are recorded no such amendment shall be effective until the amendment is also recorded; and

WHEREAS, Chapter XII of the CBD Boylston-Essex Plan also provides that the CBD Boylston-Essex Plan shall be in full force and effect for a period of forty (40) years from the date of approval by the City Council and the Mayor of Boston, said date was extended to April 30, 2015 by the Boston City Council on December 15, 2004, by the Authority on December 21, 2004 and by the Commonwealth on September 26, 2005, and further extended by the Authority on December 18, 2014; and

WHEREAS, the Central Business District Urban Renewal Plan - School-Franklin Urban Renewal Plan ("CBD School-Franklin Plan"), Project No. Mass. R-82A, received approval from the Authority on May 23, 1968, from the Boston City Council on October 7, 1968, from the Mayor on October 9, 1968, and from the Commonwealth on February 12, 1973; and

WHEREAS, Chapter XII of the CBD School-Franklin Plan , entitled “Modification and Termination,” provides that the CBD School-Franklin Plan may be modified at any time by the Authority, provided: that any amendment that in the reasonable opinion of the Authority substantially or materially alters or changes the CBD School Franklin Plan must be subject to the Federal, State, and local approvals then required by law; that no amendment to any provision of Chapter XII shall be effective with respect to any land disposed of or contracted for disposition by the Authority without the consent of the other party or such other party’s successors or assigns; that if the CBD School-Franklin Plan are recorded no such amendment shall be effective until the amendment is also recorded; and

WHEREAS, Chapter XII of the CBD School-Franklin Plan also provides that the CBD School-Franklin Plan shall be in full force and effect for a period of forty (40) years from the date of approval by the City Council and the Mayor of Boston, said date was extended to April 30, 2015 by the Boston City Council on December 15, 2004, by the Authority on December 21, 2004 and by the Commonwealth on September 26, 2005, and further extended by the Authority on December 18, 2014; and

WHEREAS, the Central Business District Urban Renewal Plan – South Station (“CBD South Station Plan”), Project No. Mass. R-82C, received approval from the Authority on May 23, 1968, from the Boston City Council on February 24, 1969, from the Mayor on February 28, 1969, and from the Commonwealth on December 31, 1969; and

WHEREAS, Chapter XII of the CBD South Station Plan , entitled “Modification and Termination,” provides that the CBD South Station Plan may be modified at any time by the Authority, provided: that any amendment that in the reasonable opinion of the Authority substantially or materially alters or changes the CBD South Station Plan must be subject to the Federal, State, and local approvals then required by law; that no amendment to any provision of Chapter XII shall be effective with respect to any land disposed of or contracted for disposition by the Authority without the consent of the other party or such other party’s successors or assigns; that if the CBD South Station Plan are recorded no such amendment shall be effective until the amendment is also recorded; and

WHEREAS, Chapter XII of the CBD South Station Plan also provides that the CBD South Station Plan shall be in full force and effect for a period of forty (40) years from the date of approval by the City Council and the Mayor of Boston, said date was extended to April 30, 2015 by the Boston City Council on December 15, 2004,

by the Authority on December 21, 2004 and by the Commonwealth on September 26, 2005, and further extended by the Authority on December 18, 2014; and

WHEREAS, the Charlestown Urban Renewal Plan (“Charlestown Plan”), Project No. Mass. R-55, received approval from the Authority on March 25, 1965, from the Boston City Council on June 7, 1965, from the Mayor of Boston on June 10, 1965, and from the Commonwealth on July 6, 1965; and

WHEREAS, Chapter XII of the Charlestown Plan, entitled “Amendment and Termination,” provides that the Charlestown Plan may be modified by the Authority, provided: that any amendment that alters the boundary or basic elements be made in accordance with the Federal, State, and local approvals required by law at the original approval; that no amendment to any provision of Chapter XII shall be effective with respect to any land disposed of or contracted for disposition by the Authority without the consent of the other party or such other party’s successors or assigns; and

WHEREAS, Chapter XII of the Charlestown Plan also provides that the Charlestown Plan shall be in full force and effect for a period of forty (40) years from the date of its approval by the City Council, said date was extended to April 30, 2015 by the Boston City Council on December 15, 2004, by the Authority on December 21, 2004 and by the Commonwealth on September 26, 2005, and further extended by the Authority on December 18, 2014; and

WHEREAS, the Downtown Waterfront-Faneuil Hall Urban Renewal Plan (“Waterfront Plan”), Project No. Mass. R-77, received approval from the Authority on April 24, 1964, from the Boston City Council on June 8, 1964, from the Mayor of Boston on June 11, 1964, and from the Commonwealth on August 26, 1964; and

WHEREAS, Chapter XI of the Waterfront Plan, entitled “Modification and Termination,” provides that the Waterfront Plan may be modified at any time by the Authority, provided: that any amendment that in the reasonable opinion of the Authority substantially or materially alters or changes the Waterfront Plan must be subject to the Federal, State, and local approvals then required by law; that no amendment to any provision of Chapter XI shall be effective with respect to any land disposed of or contracted for disposition by the Authority without the consent of the other party or such other party’s successors or assigns; and

WHEREAS, Chapter XI of the Waterfront Plan also provides that the Waterfront Plan shall be in full force and effect for a period of forty (40) years from the date of

its approval by the City Council, said date was extended to April 30, 2015 by the Boston City Council on December 15, 2004, by the Authority on December 21, 2004 and by the Commonwealth on September 26, 2005, and further extended by the Authority on December 18, 2014; and

WHEREAS, the Fenway Urban Renewal Plan (“Fenway Plan”), Project No. Mass. R-115, received approval from the Authority on November 24, 1965, from the Boston City Council on December 20, 1965, from the Mayor of Boston on December 23, 1965, and from the Commonwealth on April 26, 1967; and

WHEREAS, Chapter XII of the Fenway Plan, entitled “Modification and Termination,” provides that the Fenway Plan may be modified at any time by the Authority, provided: that any amendment that in the reasonable opinion of the Authority substantially or materially alters or changes the Fenway Plan must be subject to the Federal, State, and local approvals then required by law; that no amendment to any provision of Chapter XII shall be effective with respect to any land disposed of or contracted for disposition by the Authority without the consent of the other party or such other party’s successors or assigns; that if the Fenway Plan is recorded no such amendment shall be effective until the amendment is also recorded; and

WHEREAS, Chapter XII of the Fenway Plan also provides that the Fenway Plan shall be in full force and effect for a period of forty (40) years from the date of its approval by the Commonwealth, said date was extended to April 30, 2015 by the Boston City Council on December 15, 2004, by the Authority on December 21, 2004 and by the Commonwealth on September 26, 2005, and further extended by the Authority on December 18, 2014; and

WHEREAS, the Government Center Urban Renewal Plan (“Government Center Plan”), Project No. Mass. R-35, received approval from the Authority on May 29, 1961 (Early Land) and June 5, 1963, from the Boston City Council on June 5, 1961 (Early Land) and May 25, 1964, from the Mayor of Boston on June 6, 1961 (Early Land) and May 26, 1964, and from the Commonwealth on June 24, 1964; and

WHEREAS, Chapter IX of the Government Center Plan, entitled “Provision for Modification and Termination,” provides that the Government Center Plan may be modified at any time by the Authority, provided: that any amendment that substantially changes the Government Center Plan must be approved by the City Council and the Commonwealth; no modification to the Government Center Plan shall be effective with respect to any land disposed of or contracted for disposition

by the Authority without the consent of the other party or such other party's successors or assigns; and

WHEREAS, Chapter IX of the Government Center Plan also provides that the Government Center Plan shall be in full force and effect for a period of forty (40) years from the date of its approval by the City Council, said date was extended to April 30, 2015 by the Boston City Council on December 15, 2004, by the Authority on December 21, 2004 and by the Commonwealth on September 26, 2005, and further extended by the Authority on December 18, 2014; and

WHEREAS, the Kittredge Square Urban Renewal Plan ("Kittredge Square Plan"), Project No. Mass. R-167, received approval from the Authority on November 30, 1972 and as amended on February 22, 1973, from the Boston City Council on February 12, 1973, from the Mayor of Boston on February 28, 1973, and from the Commonwealth on March 3, 1973; and

WHEREAS, Chapter VI of the Kittredge Square Plan, entitled "Modification and Termination," provides that the Kittredge Square Plan may be modified at any time by the Authority, provided: that any amendment that in the reasonable opinion of the Authority substantially or materially alters or changes the Kittredge Square Plan must be subject to the Federal, State, and local approvals then required by law; that no amendment to any provision of Chapter VI shall be effective with respect to any land disposed of or contracted for disposition by the Authority without the consent of the other party or such other party's successors or assigns; that if the Kittredge Square Plan is recorded no such amendment shall be effective until the amendment is also recorded; and

WHEREAS, Chapter VI of the Kittredge Square Plan also provides that the Kittredge Square Plan shall be in full force and effect for a period of forty (40) years from the date of its approval by the Commonwealth, said date was extended to April 30, 2015 by the Boston City Council on December 15, 2004, by the Authority on December 21, 2004 and by the Commonwealth on September 26, 2005, and further extended by the Authority on December 18, 2014; and

WHEREAS, the Park Plaza Urban Renewal Plan ("Park Plaza Plan") received approval from the Authority on July 15, 1971, from the Boston City Council on December 6, 1971, from the Mayor of Boston on December 22, 1971; and from the Commonwealth on November 23, 1976; and

WHEREAS, Chapter M of the Park Plaza Plan, entitled "Modification and Termination," provides that the Park Plaza Plan may be adjusted in minor ways

from time to time by the Authority, provided: that any substantial change requires the same state and local approvals which would be required on submission of a new plan; that any change which increases any prescribed floor area ratio or height limit or which alters the uses prescribed for any parcel shall be deemed substantial; and

WHEREAS, Chapter M of the Park Plaza Plan also provides that the Park Plaza Plan shall be in full force and effect for a period of forty (40) years from the date of its approval by the City Council and the Mayor of Boston, said date was extended to April 30, 2015 by the Boston City Council on December 15, 2004, by the Authority on February 24, 2005 and by the Commonwealth on September 26, 2005, and further extended by the Authority on December 18, 2014; and

WHEREAS, the South Cove Urban Renewal Plan ("South Cove Plan"), Project No. Mass. R-92, received approval from the Authority on June 10, 1965, from the Boston City Council on July 26, 1965, from the Mayor of Boston on July 29, 1965, and from the Commonwealth on August 27, 1965; and

WHEREAS, Chapter XII of the South Cove Plan, entitled "Modification and Termination," provides that the South Cove Plan may be modified at any time by the Authority, provided: that no amendment to the South Cove Plan shall be effective with respect to any land disposed of or contracted for disposition by the Authority without the consent of the other party or such other party's successors or assigns; that any amendment that in the reasonable opinion of the Authority substantially or materially alters or changes the South Cove Plan must be subject to the necessary Federal, State, and local approvals; and

WHEREAS, Chapter XII of the South Cove Plan also provides that the South Cove Plan shall be in full force and effect for a period of forty (40) years from the date of its approval by the City Council and the Mayor of Boston, said date was extended to April 30, 2015 by the Boston City Council on December 15, 2004, by the Authority on December 21, 2004 and by the Commonwealth on September 26, 2005, and further extended by the Authority on December 18, 2014; and

WHEREAS, the South End Urban Renewal Plan ("South End Plan"), Project No. Mass. R-56, received approval from the Authority on May 2, 1962 (Early Land) and September 23, 1965, from the Boston City Council on October 1, 1962 (Early Land) and December 6, 1965, from the Mayor of Boston on October 3, 1962 (Early Land) and December 7, 1965, and from the Commonwealth on October 15, 1962 (Early Land) and January 17, 1966; and

WHEREAS, Chapter XII of the South End Plan, entitled "Modification and Termination," provides that the South End Plan may be modified at any time by the Authority, provided: that no amendment to the South End Plan shall be effective with respect to any land disposed of or contracted for disposition by the Authority without the consent of the other party or such other party's successors or assigns; that any amendment that in the reasonable opinion of the Authority substantially or materially alters or changes the South End Plan must be subject to the necessary Federal, State, and local approvals; and

WHEREAS, Chapter XII of the South End Plan also provides that the South End Plan shall be in full force and effect for a period of forty (40) years from the date of its approval by the City Council and the Mayor of Boston, said date was extended to April 30, 2015 by the Boston City Council on December 15, 2004, by the Authority on December 21, 2004 and by the Commonwealth on September 26, 2005, and further extended by the Authority on December 18, 2014; and

WHEREAS, the Washington Park Urban Renewal Plan ("Washington Park Plan"), Project No. Mass. R-24, received approval from the Authority on June 27, 1962 (Early Land) and January 16, 1963, from the Boston City Council on August 13, 1962 (Early Land) and February 18, 1963, from the Mayor of Boston on August 14, 1962 (Early Land) and February 26, 1963, and from the Commonwealth on August 29, 1962 (Early Land) and March 15, 1963; and

WHEREAS, Chapter XII of the Washington Park Plan, entitled "Modification and Termination," provides that the Washington Park Plan may be modified at any time by the Authority, provided: that no amendment to the Washington Park Plan shall be effective with respect to any land disposed of or contracted for disposition by the Authority without the consent of the other party or such other party's successors or assigns; that any amendment that substantially or materially alters or changes the Washington Park Plan must be approved by the City Council and the Commonwealth; and

WHEREAS, Chapter XII of the Washington Park Plan also provides that the Washington Park Plan shall be in full force and effect for a period of forty (40) years from the date of its approval by the City Council, said date was extended to April 30, 2015 by the Boston City Council on December 15, 2004, by the Authority on December 21, 2004 and by the Commonwealth on September 26, 2005, and further extended by the Authority on December 18, 2014; and

WHEREAS, the Authority has determined that certain urban renewal areas require continuing efforts to accomplish their goals; and

WHEREAS, in order to ensure the future success of urban renewal, the Authority believes that a six (6) year extension is necessary to complete the commitments set forth by the Authority and the City since the late 1950s; and

WHEREAS, over the past year, the Authority has gone to great lengths to foster a public conversation about urban renewal, which included the formation of an Urban Renewal Task Force representing the neighborhoods where urban renewal plans are active. Since March 2015, the Authority held twelve (12) large public meetings in different neighborhoods and five (5) neighborhood Q&A sessions; and

WHEREAS, the Authority presented at an information session, two briefings, and one hearing of a committee of the Boston City Council. These sessions were open to the public. Additionally, on March 3, 2016, the Boston City Council held a public hearing regarding the proposed extension of the urban renewal plans. To continue the discussion of the proposed extension, on March 8, 2016 a working session was held. Subsequently, the Boston City Council, by vote duly taken and recorded on March 23, 2016, approved the extension of fourteen (14) of Boston's urban renewal plans for a period of six (6) years. Subsequently, on March 28, 2016, Mayor Martin J. Walsh approved the extension of the plans; and

WHEREAS, although the Authority has been working with the Commonwealth throughout the public process regarding the extension request, the Authority is seeking a short-term, sixty (60) day extension of the Urban Renewal Plans in order to continue the dialogue with the Commonwealth;

WHEREAS, the Authority recognizes that certain plans, including the Brunswick-King Plan, the Campus High School Plan, the CBD Boylston-Essex Plan, the CBD School-Franklin Plan, the CBD South Station Plan, the Charlestown Plan, the Fenway Plan, the Government Center Plan, the Kittredge Square Plan, the Park Plaza Plan, the South Cove Plan, the South End Plan, the Washington Park Plan, and the Waterfront Plan, have outstanding activity that must be accomplished to fulfill the goals established within the plans and therefore require extension at this time; and,

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the Authority does hereby modify the Brunswick-King Urban Renewal Plan, the Campus High School Urban Renewal Plan, the Central Business District Boylston-Essex Plan, the Central Business District School-

Franklin Plan, the Central Business District South Station Urban Renewal Plan, the Charlestown Urban Renewal Plan, the Downtown Waterfront-Faneuil Hall Urban Renewal Plan, the Fenway Urban Renewal Plan, the Government Center Urban Renewal Plan, the Kittredge Square Urban Renewal Plan, the Park Plaza Urban Renewal Plan, the South Cove Urban Renewal Plan, the South End Urban Renewal Plan, and the Washington Park Urban Renewal Plan (together, the "Plans") to incorporate the following language:

"Notwithstanding the termination dates and provisions within this plan, the plan shall not terminate before June 29, 2016."

2. That the modification set forth in 1. above is found to be a minor modification which does not substantially or materially alter or change the Plans.

3. That the Authority does hereby modify the Brunswick-King Urban Renewal Plan, the Campus High School Urban Renewal Plan, the Central Business District Boylston-Essex Plan, the Central Business District School-Franklin Plan, the Central Business District South Station Urban Renewal Plan, the Charlestown Urban Renewal Plan, the Downtown Waterfront-Faneuil Hall Urban Renewal Plan, the Fenway Urban Renewal Plan, the Government Center Urban Renewal Plan, the Kittredge Square Urban Renewal Plan, the Park Plaza Urban Renewal Plan, the South Cove Urban Renewal Plan, the South End Urban Renewal Plan, and the Washington Park Urban Renewal Plan (together, the "Plans") to incorporate the following language:

"Notwithstanding the termination dates and provisions within this plan, the plan shall not terminate before April 30, 2022."



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 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. 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 23, 2016. Passed; yeas 10, nays 3 (Jackson, Pressley, Zakim)
Approved by the Mayor March 28, 2016.

Attest:



Maureen Feeney
City Clerk