

Exhibit B

1. Support Letters

October 21, 2015

To Whom It May Concern,

As a resident of Charlestown, I write to express my support for extending the urban renewal plan in that neighborhood. I have attended three community meetings on the urban renewal extension process (on April 14th at Madison Park High School, June 29th at Charlestown High School, and September 30th at the Schrafft Building), and I have been very impressed by the open and transparent way in which Boston Redevelopment Authority (BRA) representatives have explained the process and its ramifications. I believe that extending the urban renewal plan for Charlestown will enable the BRA to continue carrying out critical projects that improve the urban environment in the neighborhood.

As the presentations at public meetings made clear, in recent years, the BRA has used the tools within its urban renewal toolkit to carry out a variety of projects that have brought positive developments to Charlestown, especially the Spaulding Rehabilitation Center and surrounding park. Though not as recent, the redevelopment of the Navy Yard must also be considered a striking success, building a beautiful and thriving neighborhood that brings together residential, commercial, and recreational elements for locals and visitors alike to enjoy. Extending the urban renewal plan would offer the opportunity to plan and develop additional flagship projects that would build on these successes and further enhance the neighborhood.

At the same time, as my neighbors and I expressed at the community meetings we attended, extending the current urban renewal plan will not address some of the most critical issues facing Charlestown today. Most importantly, the current urban renewal boundaries do not encompass the Sullivan Square area, which has long been the subject of discussion within and beyond Charlestown. Its challenges are well known, beginning with a congested and dangerous traffic circle that offers hazards for drivers, cyclists, and pedestrians alike. However, as the BRA's Sullivan Square Disposition Study shows, this area has the potential to become a safe, productive, and pleasant part of the community. While I recognize that the BRA is not seeking to adjust the boundaries of the existing urban renewal plan during the current plan extension process, I strongly support the future adjustment of these boundaries so that the Charlestown urban renewal plan does include Sullivan Square. This proposal met with general agreement—and significant enthusiasm—when it was proposed at the public meeting at Charlestown High School on June 29th. Allowing the revitalization of this area through urban renewal will not provide an immediate fix for all of the transit and development challenges presented by Sullivan Square, but it will be a useful step down that path.

Given the transparency of the process to date, I would also encourage the BRA to maintain this spirit of openness if the urban renewal plan is extended. In particular, I hope that documents submitted to the City Council outlining major and minor modifications to the urban renewal plan will be made public, so that interested residents can access this information and share their feedback with their elected representatives. While some of these modifications may be arcane or technical, sharing all proposed plan modifications will foster trust in the process and enable more productive conversations between the BRA and the community.

As a final note, I would like to express my appreciation for the efforts of Corey Zehngebot, Senior Architect in the Department of Urban Design, to bring information on the urban renewal extension to the public and answer any and all questions that arise. She has led the three meetings I attended on

urban renewal (and, no doubt, countless others), responding to the concerns brought up at those meetings with patience, clarity, and thoroughness.

Thank you for your time and consideration, and I look forward to the successful extension of the Charlestown urban renewal plan.

Sincerely,
Laura Dziorny



Corey Zehngebot <corey.zehngebot@boston.gov>

Fwd: Request for comment on BRA Urban Renewal Extension

Renee LeFevre <renee.lefevre@boston.gov>

Sun, Nov 15, 2015 at 6:32 PM

To: corey.zehngebot@boston.gov, kathleen.joyce@boston.gov, justin.rostoff@boston.gov

E. Renee LeFevre

General Counsel

617.918.4241 (o) | 617.742.7783 (f)

BRA/EDIC

One City Hall Square, 9th Floor Boston, MA 02201

BostonRedevelopmentAuthority.org

Begin forwarded message:

From: "Momnie, Paul" <Paul.Momnie@dlapiper.com>

Date: November 13, 2015 at 1:29:54 PM EST

To: Renee LeFevre <renee.lefevre@boston.gov>

Subject: FW: Request for comment on BRA Urban Renewal Extension

Hi Renee—Please see attached from the BBA Real Estate Steering committee. Please let me know if you require anything further. Thanks! Paul

From: Kilson Hannah L. [mailto:kilson@nspllp.com]

Sent: Friday, November 13, 2015 12:42 PM

To: Momnie, Paul

Cc: Matthew J. Lawlor

Subject: Re: Request for comment on BRA Urban Renewal Extension

Paul:

I provide the following as the informal comments of the members of the BBA Real Estate Steering Committee:

The BBA Real Estate Steering Committee members are generally supportive of the proposed extension of the Boston Redevelopment Authority's urban renewal powers. Susan Kincaid of WilmerHale and a co-chair of the Land Use and Development Section comments that "the extension of urban renewal powers will continue to make available to the City's planning and development agency a useful tool that can facilitate development in circumstances where development might not otherwise be feasible. Urban renewal powers permit the BRA to impose development controls in instances where other approaches may not be available under applicable

zoning. The BRA's exercise of these powers can also facilitate, in appropriate circumstances, site assembly and clearance of title to enable development in locations constrained by title or other development issues. The 10-year extension period that the BRA is seeking also provides enough time for a real estate development project to proceed, yet will allow future planners, City officials and the public to evaluate future extensions at that time." Susan's comments accurately reflect this general support.

Please let me know if you require anything further.

Regards,

Hannah

Hannah L. Kilson

Partner

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On Nov 3, 2015, at 1:37 PM, Momnie, Paul <Paul.Momnie@dlapiper.com> wrote:

Hi Matt and Hannah—Just wanted to ping you on the below request from the BRA in case you missed it. The BRA is hoping that we could provide comments on the proposal by November 13, 2015, so we would need to discuss the extension at tomorrow's meeting if we are going to weigh in.

From: Momnie, Paul

Sent: Monday, October 26, 2015 12:55 PM

To: 'Lawlor, Matthew J.'; 'Kilson'

Subject: FWD: Request for comment on BRA Urban Renewal Extension

Hannah and Matt—Please see from the BRA requesting comments on the BRA's plan to extend urban renewal powers for an additional 10 years. The BRA is hoping that we could provide comments on the proposal by November 13, 2015.

Thanks,

Paul

Dear Paul,

Since December 2014, the Boston Redevelopment Authority (the "BRA") has been leading a public conversation about the future of urban renewal in Boston. The BRA is seeking to extend its urban renewal authority for an additional 10 years, and has been working with community members to seek feedback about how urban renewal can best be used in the future.

The BRA last sought to extend these powers in 2005, but at the time there was very little public process or engagement by outside stakeholders. This time we are emphasizing a strong community involvement. This initiative has included twelve (12) large public meetings in different neighborhoods throughout the city since March 2015, two (2) public working sessions with Boston City Council, five (5) neighborhood question and answer sessions and nearly one hundred (100) opportunities for engagement with various stakeholders and community groups.

The BRA was hoping that you could circulate this request to the members of the Real Estate Steering Committee via e-mail and/or include it on the agenda of the next Steering Committee for discussion. We realize that your Steering Committee may not be able to take an official position on behalf of the Real Estate Section, but comments from members of the Committee would be very helpful. There are several steps left in our process, which include approval from Boston City Council, BRA board approval, and finally State approval of our request for the extension. We are requesting that comments be sent to us by Friday, November 13, 2015.

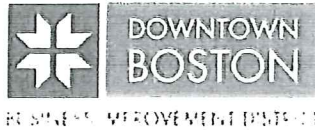
Attached to this e-mail is a PDF slideshow that includes all relevant information you and the Committee may need to conduct a thorough analysis and provide a meaningful comment. There is also additional information available online should your members have more questions. This can be accessed at http://secure-web.cisco.com/1RCFnPFI9SIw64psu5IKoTgEO0H_xAdE2kMn8NKjLzCXnZE0F1bHuTGrTM7R1s6oRNqqEJmMhjLKRRcJyY4b6JH1OTZhgn4XZd7HIVHKqTJ8NCFwbbdQwOERvdyvoQPfFmhS_D7zrualz7cOqmlSoY08dveZ0yugRooTwpjHL5R6BwSxEP6mV4uyZBeS2Y2RIf6KYsL_PRC2trhoqGQSR-ux9aMoQ6waj1Sv7Tgkk8lg/http%3A%2F%2Fwww.bostonurbanrenewal.org.

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November 10, 2015

Brian P. Golden
Director
BRA/EDIC
City Hall, Boston, MA 02201

Dear Director Golden;

The Downtown Boston BID is pleased to submit this letter in support of the extension of the urban renewal plan areas.

The Downtown Boston BID is a private not-for-profit corporation committed to achieving downtown's full potential as a premier economic center and vibrant mixed-use neighborhood. The organization's work is designed to benefit property owners, businesses, visitors, students, and residents in Downtown Crossing and parts of the Financial District, Ladder District, and Theater District. In April 2011, the BID introduced its Clean and Hospitality Ambassador program to Downtown Boston. BID Ambassadors serve as a friendly presence in the district, maintaining public spaces and offering assistance to visitors.

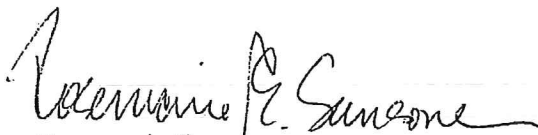
In monitoring this issue, the BID was encouraged to see an extensive process that engaged our members and constituents and solicited their feedback. The BRA kicked off the public input on this extension with a model engagement process that was inclusive and diligent. Over the past months much work has been done to reach the broadest range of community input. Multiple public work sessions with the City Council, 11 public meetings/workshops, and over a hundred smaller community stakeholder meetings have been held to develop an understanding of the extension of the urban renewal statute.

In addition, the BID has seen the impact of the BRA's access to the development tools that are embedded in the urban renewal plans. These tools have allowed the BRA to facilitate developments in the Renewal districts that benefit the entire city. This ability to work with developers and other governmental agencies has resulted in improved streetscape and transit improvements. Every urban development of any scale is complex. Without these tools insignificant details of a development site may stand in the way. In order for the urban development to succeed this set of urban renewal tools is necessary.

The BID is in support of the BRA's effort not only receiving input on the renewal but in working with the council and DHCD to craft an agreement that will inform how the plan is activated. The development of a two year action plan and work with DHCD to give this agreement "teeth" will build trust in the City's planning effort and result in better planning throughout the City.

We look forward to working with the BRA on continued improvements to the district and implementation of the action plan.

Yours truly

A handwritten signature in black ink, appearing to read "Rosemarie Sansone". The signature is fluid and cursive, with a large initial "R" and "S".

Rosemarie Sansone
President
Downtown Boston BID

CC: Corey Zehngbot, Senior Urban Designer + Architect
Boston Redevelopment Authority

November 6, 2015

To: Director Brian Golden
Corey Zehngebot
The Boston Redevelopment Authority,

As a lifelong citizen of Boston, I write to weigh in on the question of reauthorization of the BRA urban renewal zones. I have been following the process closely—by attending the community and City Council briefings, reading the plethora of documents posted online, visiting the West End Museum, and discussing the question with community activists across five neighborhoods. While I'm a member of several local political and civic organizations, I'm writing to you in my personal capacity.

I've come to the view that the BRA's urban renewal powers should be reauthorized for eight (8) years, but only in conjunction with a specific set of accountability measures. More on those below. It seems clear to me that it would be crazy for a city of Boston's size, currently in a development boom, to suddenly cede many of its redevelopment powers without any successor regime lined up. And I think it's very important that we have an agent of the public interest involved in current development, particularly in regard to trying to preserve and increase low-income and affordable housing stock.

On the other hand, many community members have good reason to mistrust the BRA—and not merely for the clearances of the late 1950s and early 1960s. The tendency to run roughshod over community input has continued up to the very recent past. Furthermore, the BRA's historical preference for concentrating arbitrary power in itself, in order to keep as free a hand as possible, has neglected the very real costs of making it difficult for both neighbors and developers to form legitimate expectations. Under the new administration, it seems that the BRA has an excellent opportunity not merely to rebrand but to reform itself. Even given the best intentions, however, reform rarely comes to fruition without scrutiny from outside. I've been sincerely impressed by the amount of effort that has gone into the public process in regard to urban renewal, and hope it is a harbinger of things to come. Both Director Golden and Corey Zehngebot have been very accessible throughout the process. But there's an entirely reasonable fear that, once reauthorized, the BRA will again revert to a more insular mode. That's why accountability measures are needed to bridge the existing trust gap.

Specific proposals

One of the leading arguments for reauthorization has been the problem of the 'buried treasure' of Land Disposition Agreements (LDAs) scattered across the urban renewal zones, of which the BRA is unable to produce an exhaustive list. I share the view that it would be a mistake to let these expire without knowing what we're losing; in many cases, we traded valuable public land partly in exchange for such assurances, and the BRA has a responsibility to act as a public steward of these agreements. But I also share the frustration of all those who think that this list should have been compiled before the request for reauthorization, and that it seems paradoxical to allow past administrative incompetence to become an argument in favor of retaining BRA power. The BRA has

said that, if reauthorized, it would move to make a complete inventory of these LDAs. I think this needs to follow a pre-specified timeline—all LDAs identified within a year, for example, then a year to consult with lawyers and the state to brainstorm strategies for de-linking the most important ones from urban renewal reauthorization. A report should follow to the City Council, in spring 2018, presenting both the list and information as to which LDAs seem possible or unnecessary to renegotiate, and which seem inextricably tied to the persistence of urban renewal zones. If necessary, even if future urban renewal reauthorizations for broader zones should fail, a suitably informed City Council could consider retaining small ‘remnant’ zones in order to protect particularly valuable LDAs. The possibility of doing so could, in turn, serve as a bargaining chip in the renegotiation of the LDAs.

Once all the LDAs have been identified and evaluated, it becomes the appropriate moment for reassessing the boundaries of the urban renewal zones. The BRA has said it will ‘look again’ at boundaries in the South End (possibly to shrink them) and Charlestown (possibly to expand them). But this needs to be a more systematic process. The BRA should produce a memo on each of the urban renewal zones, specifying what boundary adjustments it would endorse and why, where it can accept radically reduced zones, or else why it thinks the boundaries should remain as drawn. This should be accompanied by a statement which explicates and updates the most recent official plan for the zone (many of which date back decades), making clear how the BRA currently understands its mission in that zone. These two documents should be circulated beforehand to neighborhood associations etc. and then serve as the basis for community meetings in each zone, to be held by spring 2020 at the latest. If there is broad public agreement on the proposed boundary memos and plans, expressed by residents in the meeting and to their city councilors, then the City Council can vote to approve any adjusted boundaries. If not, the BRA can take extensive input at the meetings and return with another set of suggestions, or it may become clear that certain zones need the sort of extended master-plan effort, with a committee of stakeholders and a two-year process, that was pursued for the Chinatown 2010 Master Plan.

While I realize that the public engagement process for urban renewal this year included some one-off ‘community workshops’, an open-ended brainstorming meeting held in the summer is very different from a firm discussion on the basis of proposed documents prepared by BRA staff and pre-circulated to residents. I wouldn’t call for a two-year Chinatown-style master planning process for every zone, in part because many of the goals articulated in Imagine Boston 2030 may apply across the board and in part because I recognize that the BRA also needs to focus its planning efforts on a number of areas outside the urban renewal zones. But it cannot be considered too burdensome to systematically update the boundaries and plans for every zone. Either there are good justifications for the current boundaries and plans, in which case this should require relatively little work. Or the current boundaries and plans are not suitable, in which case it is unreasonable to have an urban renewal zone, with all its accompanying powers, without a contemporary public justification for it. It should be noted that urban renewal zones were only initially approved, according to MA General Code 121B, section 48, alongside a comprehensive plan. The BRA’s own public presentations this autumn

featured a slide in which the arrows for ‘urban renewal’ and ‘comprehensive plan/Imagine Boston 2030’ meld into one; the above is simply an articulation of that goal.

With LDAs identified, boundaries redrawn, and updated zone plans confirmed, I would like to see the City Council receive a thorough briefing on urban renewal and take an initial vote on any further reauthorization in spring 2022, six years from this spring. This would remove the ‘sword of Damocles’ effect of making such a decision at the eleventh hour. If further reauthorization is granted at that point, the BRA can continue its work without worrying, as it currently must, that it might suddenly lose many of its tools. If the City Council is unsatisfied with how the BRA has pursued the above process, or is prepared to reauthorize some zones but not others, it can express its displeasure and still give the BRA time to address its concerns, or else give the city time to rationally plan for an alternative regime before the urban renewal powers expire. For now, I would advocate an eight-year renewal to 2024, rather than ten years to 2026, partly because spring 2026 is immediately after a mayoral election and I think the BRA’s work is more likely to get scrutinized on its own merits, rather than as a proxy for support or opposition to the mayor, if evaluated in the middle of a mayoral term.

I am aware that there are a number of people who would like to see the BRA’s urban renewal powers reauthorized for only two years, or possibly four. Precisely because I think reauthorization should be paired with reform, I believe the timeline I have sketched is more realistic in light of the limited staff and all the other responsibilities (specific development projects, Imagine Boston 2030, updating the zoning code, planning for areas outside the urban renewal zones, etc.) of the Authority. To summarize, it is as follows:

- LDA report & strategy after 2 years (Spring 2018)
- New boundaries & plans after 4 years (Spring 2020)
- Overall presentation in advance of initial reauthorization vote after 6 years (Spring 2022)
- Reauthorization ends after 8 years (Spring 2024)

It is also more consistent with overseeing longer-term development projects and provides more time for renegotiating LDAs. But I don’t, conversely, see a compelling case for ten years rather than eight, especially since the ultimate ‘accountability’ of any set of steps agreed this year will only really come when the Council next decides on reauthorization. The further removed that point is from the present, the less likely that the above steps will be taken in a timely fashion.

I am cognizant, however, that accountability to the City Council is only as good as the Council’s engagement, and that the Council’s oversight of the BRA has not always been attentive in the past. I plan to write to my city councilors urging them not only to reauthorize the urban renewal zones within this accountability framework, but also to establish a permanent subcommittee or other mechanism to ensure that the issue does not slip off their radar screens.

The bigger picture

Two things further. The first concerns planning. There is, of course, a longstanding complaint that the BRA tends towards case-by-case decision-making on particular development proposals (with a penchant for the bird-in-the-hand), rather than long-range comprehensive planning. This matters here because I think fatigue with the exception-centered pattern of Boston's development processes has contributed to the current opposition to urban renewal reauthorization. The tools of urban renewal are tools of exception, and people are wary of the BRA as an agency of exceptions because they are tired of attending consultations about zoning plans or neighborhood priorities for a parcel only to find such frameworks jettisoned for the first concrete development proposal to come along. This creates a sense of public-process-as-pantomime, a view only exacerbated by the fact that the public comment period on many development projects comes after the BRA has largely decided in the projects' favor. And the tendency of the BRA to reserve ultimate decision-making power to itself, not necessarily subordinated to any code or plan, can undermine the formation of legitimate expectations about the development prospects for an area, both from the perspective of neighbors and of developers. A reform of the zoning code, which I understand the BRA is undertaking, would go a long way to addressing these concerns, if it were consistently applied with far less recourse to exceptions. But clearly-articulated plans and objectives for each urban renewal zone, coordinated with an overarching Imagine Boston 2030 plan, would also be a major step in this regard.

Finally, a word on what I think should be the central, guiding purpose of the BRA's urban renewal powers over the coming years. Opponents of reauthorization have pointed out that many of today's urban renewal zones are far from "blighted" areas of the city, which is true. But to read MA General Code 121B, the 1964 chapter of state law that established most of the BRA's urban renewal powers, is to see that the problem of providing adequate low-income housing lay at the heart of urban renewal from the beginning. This is a problem that is with us still; more even than the importance of public realm improvements and economic development, housing is a strong justification for an ongoing urban renewal regime.

But to put housing at the heart of urban renewal is not to leave things as they are. The "Statement of Emergency" in section 25 of 121B emphasizes the shortage of affordable housing, and then concludes that, while mixed-income housing may be part of the solution,

...any benefit to tenants other than low or moderate income tenants provided under this chapter will be at most incidental to, and no greater than is necessary for, achieving proper housing in appropriate surroundings for low income persons and families.

These words read as a challenge to our current policy approach; is the Inclusionary Zoning Policy, with its options to pay a fine or build affordable housing off-site, really maximizing the benefit of development to the city's most vulnerable citizens? I am heartened to hear that some of the specifics of the IZP are currently being reconsidered. But the BRA also needs to think more creatively about the public land it still holds in the

urban renewal zones and how to leverage it into long-term low-income and affordable housing. Not just through one-off public benefits, levied as the price for private development profits, but through mechanisms like community land trusts and lower-profit projects with higher social returns. Given that some of this land was taken decades ago from low and moderate-income households that were never successfully relocated, there is a strong element of historical justice in such work, while also of course serving a public obligation to the lower-income Bostonians of today. Having helped make some of the city's neighborhoods far nicer places to live, the BRA must now act to help ensure that they do not become the preserves of the wealthy alone.

Indeed, this is Boston's challenge—to make sure that, as the city booms, it does not become a playground only for those who have already won life's lotteries of wealth, education, and employment. If it can do this, charting a more inclusive course, it will be a model to cities across the globe. The Walsh Administration has an opportunity to lead the way with this kind of development, and a reformed BRA, wielding its urban renewal tools responsibly, could be central to such a project. But to move forward in that direction requires not only acknowledgement of the mistakes of the past, but also a commitment to transparent, accountable procedures that will make it harder to make similar mistakes in the future. Such procedural shifts, particularly towards transparent comprehensive planning, should also serve to deepen the public's sense of identification with and participation in the work of this public authority. If BRA urban renewal reauthorization is combined with such commitments, I wish to express my qualified support.

With thanks to the BRA staff for their work throughout this public process, and for indulgence of this excessively long letter.

Sincerely,

Kenzie Bok
35 Melrose St.



Tel. 617-927-1707
Fax: 617-536-5816
405 Shawmut Ave
Boston, MA 02118
ibaboston.org

**INQUILINOS
BORICUAS EN
ACCIÓN**

August 31, 2015

Brian Golden
Boston Redevelopment Authority
One City Hall Plaza, Ninth Floor
Boston, MA 02201
Re: Extension of Urban Renewal Plan Areas

Dear Mr. Golden:

I write as the Chief Executive Officer of IBA – Inquilinos Boricuas en Acción – in Boston's South End to express our support and opinion regarding the Boston Redevelopment Authority's ("BRA") proposal that its authority under M.G.L. c. 121B—Urban Renewal Plan—be extended.

For nearly 50 years, IBA has been providing affordable housing buttressed by holistic education, workforce development and arts programs. Given our long-standing neighborhood presence and our contributions to revitalizing the South End under the Urban Renewal Plans, we recognize the impact that the extension of the plan could have in our neighborhood and our community.

We believe that for this impact to be positive and meet the needs of the South End there will be certain conditions that should be met in future developments, especially in the area that is currently more prone for development, what we call the Albany Street Corridor.

Housing

Our neighborhood suffers a tremendous need for more affordable housing, particularly workforce/middle income housing. Likewise, we are in need of units that will address the greatest demand, which are two and three bedroom apartments/condos. We believe that the Urban Renewal Plan could address these issues in that underdeveloped corridor of the neighborhood.

Similarly, the Urban Renewal Plan could be a useful tool for easing zoning restrictions, so that some parts of the neighborhood could be densified to give way to more mixed income housing that will support the abovementioned

goals. Therefore, it is critical that low and moderate income units are built in new developments, and that any contributions to the IDP are closely monitored and earmarked for affordable housing development in the neighborhood by organizations like IBA.

Neighborhood Connectivity

We would like to see extensions of public transit along the Albany Street Corridor connecting with Downtown, Dudley Square and South Station. Additionally, we believe that it is important to establish better marked bike lanes along this Corridor; and that there are options developed for additional affordable parking for residents of the South End and the many people that come to our neighborhood on a daily basis to work, to conduct business, to visit and play.

Neighborhood Vibrancy & Public Realm

The South End, like other parts of the City of Boston, is a very walkable neighborhood. We want to see this element maintained in any further development under the Urban Renewal Plan. We also want any development to ensure that there are improvements to our streets and especially our sidewalks and handicap ramps.

We see a need to implement more trash cans and recycling bins throughout the neighborhood, especially on municipal parks like O'Day Playground on West Newton Street.

In addition, we believe that the tools provided by Urban Renewal Plans can be used to rebuild two great community assets: the Blackstone Innovation School and the Blackstone Community Center. These hubs could be better utilized and turned into mixed used buildings that can be more aesthetically appealing, provide better uses of the land and the buildings, and be energy efficient.

Finally, linkage funds from private developments should be used for more community arts, sports and educational programming for individuals of all ages. These funds should be carefully tracked to ensure that current community organizations like IBA are the ones expanding and implementing such programming.

Economic Development

With the South End's sky-rocketing rents, small businesses are struggling to survive. We expect the Urban Renewal Plan to support development that, in addition to be mixed-income, is mixed-use; and that this development provides the commercial spaces with affordable rents to support the business

community. This strategy will surely yield opportunities for more affordable supermarkets and restaurants that will provide healthy and nutritional food options for residents of low and moderate means.

In closing, we support the extension of the Urban Renewal Plan, and look forward to working with the City of Boston in all planning processes that will be part of the roll out and implementation of any and all developments under the same. I will be glad to be contacted for any questions at 617-927-1711 or vcrosado@ibaboston.org.

Yours truly,



Vanessa Calderón-Rosado, Ph.D.
Chief Executive Officer

CC: Governor Charlie Baker
Mayor Martin Walsh
Senator Sonia Chang-Díaz
Representative Byron rushing
Representative Aaron Michlewitz
Councilor Bill Linehan
Councilor Ayanna Pressley
Councilor Michael Flaherty
Councilor Michelle Wu
Councilor Steve Murphy



Boston Children's Hospital
Until every child is well™



**HARVARD MEDICAL SCHOOL
TEACHING HOSPITAL**

Charles Weinstein, Esq.
Chief Real Estate Officer
300 Longwood Avenue, Boston, MA 02115

November 11, 2015

Ms. Corey Zehngebot, AIA
Senior Urban Designer
Boston Redevelopment Agency
One City Hall Plaza
Boston, MA. 02201

RE: Urban Renewal Authority

Dear Ms. Zehnegebot,

As I know you are aware, the Boston Children's Hospital has been in a consistent pattern of clinical and research expansion in the Longwood Medical Area ("LMA"), adding approximately 1.5 Million gross square feet of occupiable space over the past ten (10) years, with another 1.0 M gross square feet approved by the BRA and expected to be under construction within months. Clearly, we have a strong and continuous working relationship with the BRA, its Director and staff.

The legal requirements related to development in Boston usually involve efforts that we, as an Institution, participate in constructing improvements within *the public realm*, whether such improvements are in the nature of landscaping, street lighting, pedestrian bridges, bicycle sharrows, etc., and the work we execute, is always performed through a design review effort with the staff of the BRA. We recognize that urban renewal is a long term strategy for redevelopment and revitalization and while the City of Boston has made great strides over the past twenty years....much remains to be done.

Boston Children's Hospital strongly supports the continuation of the legal authority granted to the Boston Redevelopment Agency by the Commonwealth and I personally believe, that if the City is going to be successful in its growth strategy for the future, all of its existing legal authority under the urban renewal authorizations must be continued. Thank you for your consideration.

Very Truly Yours,

Charles Weinstein, Esq.
Chief Real Estate Officer and Vice President
For Real Estate, Planning and Development



Mr. Brian Golden
Director
Boston Redevelopment Authority
One City Hall, Ninth Floor
Boston, Massachusetts 02201

October 13, 2015

RE: Support for Extending Boston's Urban Renewal Designations

Dear Mr. Golden:

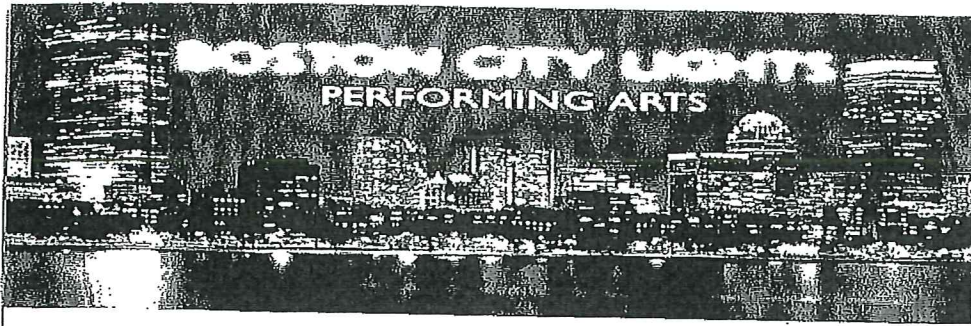
As a resident and business owner who had been in Boston's South End for over fifteen years, I am reaching out to offer enthusiastic support for the extension of the Boston Redevelopment Authority's Urban Renewal program.

As a curator and author on the time period of this program, I encounter a lot of opposition (and outright aggression) to the efforts that the city has made to support Boston's progress. Both the truth and the history are more nuanced. Parts of Boston were not cleared simply out of spite. They were rundown, blighted, and in danger of dragging down the economy of the entire city with them. The renewal program, and vision of the BRA at the time to radically intervene in the city's future, saved Boston from the 'dustbin of history'.

I understand that the goal of the extension is to help the new administrations, both within the city and the BRA, to properly finish what was begun almost fifty years ago. Ten years is not asking for much in ensuring the continued prosperity of our city, and in seeing the Urban Renewal project through to its logical conclusion.

With Regards,

Chris Grimley
PRINCIPAL OVER,UNDER
ADJUNCT NORTHEASTERN UNIVERSITY
AUTHOR HEROIC: CONCRETE ARCHITECTURE AND THE NEW BOSTON
(THE MONACELLI PRESS, 2015)



RW Duggan Hill
Executive Director
Boston City Lights Foundation
1154 Washington St.
Boston, MA 02118

Dear Director Golden

I am writing in very strong support of continuing Urban Renewal in Boston. I can only speak from my own experience about Urban Renewal, but I think my experience can shine a light on the value of Urban Renewal for the city and its artists and non-profits.

In 1979 I had just come home to Boston from a very long performance tour and was just four years out of Boston College. I was a theatre major at BC; I was extremely fortunate to have studied with Fr. Joseph Larkin and Dr. Paul Marcoux. I was also very determined to make my BC scholar's thesis a reality: the establishing of a free performing arts training center aimed at children that could not afford a performing arts education, a free professional program that would put at-risk kids on equal footing for jobs and careers in the Performing Arts.

In 1975 I lived in a very large room, an artist's loft in China Town. I had a 1000 sq. ft. loft but the bathroom was out down the hall shared by 4 other lofts. However my large loft did have a bathtub smack in the middle of it with hot and cold water; the heat radiators worked, but boy did the windows leak! Ah yes, China Town in 1975. I witnessed first-hand the decaying of our Theatres on Washington St. and the violence and abuse of the Combat Zone. As artists we tried to save the Theatres.

My wife and I helped Sarah Caldwell by stripping and replacing the tar paper base of the Opera House air conditioner. We also painted for her and made repairs to the roof as well. In exchange, Ms. Caldwell gave us space in her Lower Lobby to teach our classes, thus Boston City Lights was born: the free performing arts program for Boston youth I had imagined. Sarah Caldwell cast one of my students, Jordan Knight, in one of her Operas. Jordan and Jonathan Knight later became members of New Kids on the Block, the first of many City Lights students who went on to careers.

City Lights has had many successes over its years of City Service, and this we owe directly to Urban Renewal and the BRA. At that time we worked to save the Paramount Theatre; with the help of Jack Shaughnessy, I sanded, prepped and repainted the exterior marquee, the very tall Paramount sign, keeping it from rusting out. The Paramount Theatre was about to be auctioned off to a night club owner, and many parcels and properties were being quietly bought by third parties for a major project which came years later.

At that time I had hoped that the Paramount could become a permanent home for City Lights. After several Globe and Herald stories, two editorials and extensive Channel 4 news coverage about City Lights, as well as a personally written letter from Senator Kennedy who knew our work well, the BRA's William Condo was able to have the Paramount moved to the BRA from the Real Property division, stopping the auction, and it was saved and protected from being torn down.

The Paramount Theatre was found to be too large a project for us to handle, and became part of a large development finally completed years later by Emerson College. The BRA, however, made sure we would have use of it once it was reopened.

The removal of the Combat Zone and the saving of three theatres and the Liberty Tree building was quite a feat in itself. The BRA and Urban Renewal played a major role in this revival and development of a truly blighted area. I was there, I watched it happen.

In 1985 The BRA, as part of Urban Renewal, helped us find a building that we could develop here at 1154 Washington St. at Dover Train Station. With their strong support and help we turned a six story burnt out building into eight affordable housing lofts with our school on the first and second floors. We obtained a 1.5 million dollar loan from Shawmut bank, which we repaid from the sale of the residential lofts. We were assisted by the Boston Trade Unions to the tune of \$500,000 in donated labor and materials, all through the direction and support of the BRA.

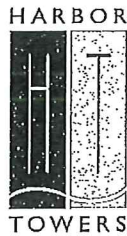
It took us 20 years to truly finish and fully equip our training center, but we have a home which has trained a thousand children since opening in 1987, as well as providing free rehearsal space for dozens of arts troupes. Over the years the lofts above the school have increased in value 5 times their original price, so not only did this project create a performance/training space, it provided affordable housing that anchored the renewal of the whole neighborhood and that has increased in value as the area built up around us.

This would not have happened without the authority of Urban Renewal. Now today we see that there are many non-profits that could use such support. I recently attended the Mayor's forum at Boston Latin, and it was clear that there is a great need for such developments as ours. This is why we appeal to you to continue the Urban Renewal program. We will be forever grateful to the BRA's Steven Coyle, John Huggins, Bill Condo, and Brian Delorey for our Center, and we know it would not have been possible without the goals, values, policies, and projects of Urban Renewal carried out by the BRA.

Gratefully,


RW Duggan Hill for City Lights

bclperformingarts.org phone 617 695 2856



October 28, 2015

Via Email and First Class Mail

Mr. Corey Zehngebot
Senior Urban Designer/Architect
Boston Redevelopment Authority
One City Hall Plaza, 9th Floor
Boston, MA 02201

Re: Downtown Waterfront-Faneuil Hall Urban Renewal Plan

Dear Corey:

The Trustees of Harbor Towers I and II Condominium Trusts write to comment on the Boston Redevelopment Authority's ("BRA") proposal to extend a number of its Urban Renewal Plans for an additional ten years. The Trustees and many of Harbor Towers' 1200 unit owners and residents have attended many of the community meetings convened by the BRA.

The Trustees are particularly familiar with the Downtown Waterfront –Faneuil Hall Urban Renewal Plan, which created our waterfront neighborhood. We wholeheartedly support an extension of the Downtown Waterfront –Faneuil Hall Urban Renewal Plan. That Plan has served as a template for the revitalization of Boston's downtown waterfront. What was once an area of decrepit wharfs and abandoned buildings is now a vibrant mixed-use neighborhood, home to a burgeoning residential community which also welcomes visitors and businesses. The proposed extension period will permit for a thoughtful and deliberate urban planning process.

We also support and send thanks to the BRA for developing an action plan to make public discussion of the urban renewal planning process more transparent and accessible with an enhanced, up-to-date and dedicated website and link.

Very truly yours,

Marcelle Willock
Chair, Harbor Towers I Condominium Trust
(acting in such capacity and not individually)

Neal Hartman
Chair, Harbor Towers II Condominium Trust
(acting in such capacity and not individually)

cc: Daniel Arrigg Koh
John Barros
Brian P. Golden
Richard McGuinness
Lauren Shurtleff
Councilor Bill Linehan
Representative Aaron Michlewitz
Senator Anthony Petrucci
Tom Palmer
Trustees of Harbor Towers I and II Condominium Trusts



Corey Zehngebot <corey.zehngebot@boston.gov>

Urban Renewal Letter

Mark Pasnik <pasnik@overcommaunder.com>
To: Corey Zehngebot <corey.zehngebot@boston.gov>

Sat, Oct 10, 2015 at 10:39 AM

Mr. Brian Golden
Director
Boston Redevelopment Authority
One City Hall, Ninth Floor
Boston, Massachusetts 02201

RE: Support for Extending Boston's Urban Renewal Designations

Dear Mr. Golden:

While the BRA is in the process of requesting an extension of Urban Renewal designations for another ten years, I would like to weigh in with my support for this effort. I am a resident and business owner in the South End, having lived and worked here for twenty years. I believe that the tools of Urban Renewal will continue to enable important urban design improvements in my neighborhood and across the city that would not be possible should the designation expire.

I hold an unusual background on this topic, having just published a book focused on Boston's architectural and urban history in the 1960s and 1970s, when many Urban Renewal policies were first conceived and tested. While a large number of planning mistakes occurred (along with many successes) in that era, fifty years later the city is in a position to use those same tools in a more enlightened manner.

As it begins a comprehensive plan for the entire city, an effort for which I have been a proponent, the BRA will need these tools in place to effectively carry out its mission and to make the most of opportunities discovered in the planning process.

To be strategic with these Urban Renewal tools in the coming decade, the BRA urgently needs to reform its procedures, increase its transparency, and hire more planning staff as outlined in the McKinsey report. At the same time, the BRA should make a concerted effort to enhance design excellence throughout the city, answering Mayor Walsh's charge from last year. Two areas that need immediate attention from the BRA are:

1. Fostering emerging, innovative design talents—who rarely get access to work in part due to insular processes at the BRA—in order to combat the tendency toward mediocre, unimaginative architecture (most visibly in places like the Seaport);
2. Reforming the BCDC, which is too beholden to real estate interests; it needs independent voices and increased involvement throughout project processes to ensure higher quality design in our city.

These and other changes will mean the BRA will not only have proper tools to use, but also a mission to make a better city through its development and planning efforts. As a resident, business owner, and scholar on the urban renewal period, it is my sincere hope that the city council grants an extension. For its part, the BRA must prioritize changes in the way the city evolves that will better serve our communities and improve the quality of design produced here.

Sincerely,

Mark Pasnik
93 Waltham Street #5, Boston, Massachusetts 02118

Principal, over,under
Associate Professor, Wentworth Institute of Technology

Author, *Heroic: Concrete Architecture and the New Boston* (The Monacelli Press, 2015)

September 1, 2015

Brian Golden, Executive Director
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02201

Dear Director Golden,

We are writing on behalf of three members of the Park Plaza Citizens Advisory Committee to support the extension of the Park Plaza Urban Renewal Area. We understand the frustration some members of the PPCAC may feel, since the last time the Park Plaza Urban Renewal Plan was extended in 2005, planning efforts for the area, long considered, did not move forward.

Yet this is a time of great change and vision in the City of Boston. We have a new Mayor, new Director of the Boston Redevelopment Authority, and a new Interim Planning Director. As Mayor Walsh initiated planning processes for our neighborhoods throughout the City, Boston 2030, the Park Plaza area would benefit from being included planning discussions. An extension of the Park Plaza Urban Renewal Plan by ten years will permit enough time for all members of the area to fully become involved in city planning processes. Since our City has not undergone neighborhood-wide planning, instead focused on subsets within certain neighborhoods, focusing on the entire City will poise Boston for a vibrant future. The Park Plaza area should be part of it (with a focus on Phase 2 of the PPURP).

We must envision a city that will create more housing, jobs, cultural institutions, schools, businesses, retail stores, hotels and restaurants. As young people seek increased opportunities in Boston, and population increased by 4.6 between 2010 and 2013, we must have a view toward the future!

We agree with our esteemed colleagues on the Park Plaza CAC that a great deal has been accomplished! Yet we don't agree that the Park Plaza Urban Renewal Plan should not be renewed, since planning efforts didn't occur by the prior Administration. As we look to the future, we must use some of the tools of the past, like the important and powerful instrument of the "Urban Renewal Plan."

Please extend the Park Plaza Urban Renewal Plan for 10 more years.

Thank you in advance for your consideration.

Meg Mainzer-Cohen
Back Bay Association

Greg Vasil
Greater Boston Real Estate Board

James Klocke
Greater Boston Chamber of
Commerce



Corey Zehngebot <corey.zehngebot@boston.gov>

BRA urban Renewal

Rudy Mitchell <rmitchell@egc.org>
To: UrbanRenewal@boston.gov

Thu, Oct 29, 2015 at 2:10 PM

Greetings,

I am in favor of renewing the BRA urban renewal powers for another 10 years. I would like to see these tools used to create more affordable housing as well as to facilitate other projects that benefit our neighborhoods.

sincerely,
Rudy Mitchell



Corey Zehngebot
Project Manager
Boston Redevelopment Authority
One City Hall, Ninth Floor
Boston, Massachusetts 02201

October 29, 2015

Dear Ms. Zehngebot,

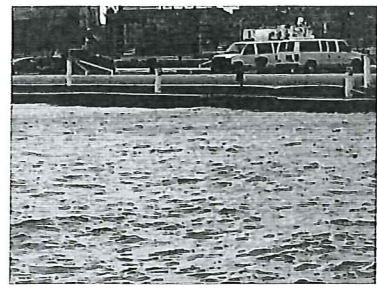
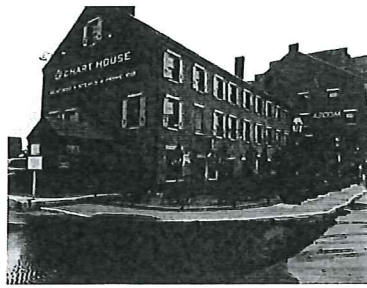
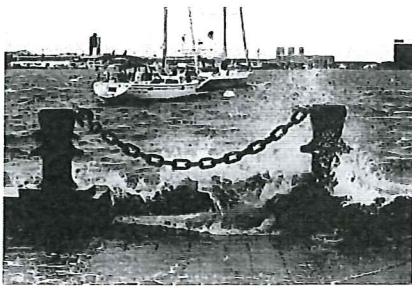
I've been following with interest the BRA's proposed ten-year extension of Boston's urban renewal area plans. As Executive Director of The Boston Harbor Association, I am very interested in the future of two such areas—the Downtown Waterfront and the Charlestown Navy Yard, and am strongly in favor of extending their federal designations.

Of course, by no means are either of these areas run down. Indeed, they are both thriving examples of successful redevelopment into mixed use neighborhoods that continue to reflect their architectural and social histories. But these areas also represent two of the lowest lying parts of Boston's 47-mile waterfront, and as such will be among the first portions of our waterfront to flood due to climate change-related sea level rise and extreme weather.

Indeed, during relatively minor winter storms and "wicked high tides," portions of the Downtown waterfront and Charlestown Navy Yard are already beginning to flood. These areas—and many other low-lying areas along the waterfront such as Fort Point Channel, East Boston, Morrissey Boulevard and the Seaport—are in serious need of continued federal investment in order to keep these areas safe and vibrant as Boston manages increasingly chronic coastal flooding.

Yesterday and today, Boston experienced two of the highest tides of the year. Known as "King Tides," they occur when the sun and the moon are closest to the earth and aligned with each other. With the 2013 National Climate Assessment predicting one to two feet of sea level rise by mid-century, today's King Tide gives a preview of what Boston's normal tides will be like in just a few decades.

Below are photos that our colleagues took yesterday at Long Wharf and the Charlestown Navy Yard, respectively.



These photos show that Long Wharf is already under water at an extra high tide (or moderate winter storm), and that the Navy Yard is within just a foot or so of flooding. Boston's most common storms—winter Nor'easters—tend to last longer than a single tide cycle, and are commonly associated with storm surges that add two to four feet of sea level. Once sea levels increase by just a few feet our current seawalls will be insufficient to prevent chronic flooding with corrosive salt water.

We strongly encourage the BRA to extend the Downtown Waterfront and Charlestown Navy Yard Urban Renewal Area Plans and use this valuable tool to focus much-needed resources on the investments we need to make to prepare this old city for the emerging challenges of climate change—not just coastal flooding, but also extreme precipitation and heat waves as described in Boston's recently updated Climate Action Plan.

Thank you for your consideration. Please feel free to contact me with any questions or comments.

Sincerely,

Julie Wormser
Executive Director



Urban Land
Institute

Michelle Landers
Executive Director
400 Atlantic Ave
Boston, MA 02110
857-263-7773

<http://boston.uli.org>
boston@uli.org

ULI-the Urban Land Institute
1025 Thomas Jefferson Street, N.W.
Suite 500 West
Washington, D.C. 20007-5201

ULI Boston/New England

November 12, 2015

Brian P. Golden
Director
Boston Redevelopment Authority
One City Hall, Ninth Floor
Boston, MA 02201

Dear Director Golden,

I am writing this letter in hopes that the support of ULI Boston/New England is helpful in your efforts seeking an extension of the Urban Renewal program in the City of Boston.

Throughout the Urban Renewal extension process, the Boston Redevelopment Authority staff has shown a commitment to a transparent and inclusive process, leading dozens of community meetings throughout the city's Urban Renewal Areas as well as outreach to other governmental entities and community groups. This active outreach illustrates some of the lessons learned from past mistakes in the name of Urban Renewal. The current approach that focuses on vibrancy, reinvestment, and a diverse housing stock and shows the evolution of thinking within the BRA.

Tools like eminent domain, land use controls, housing affordability restrictions and blight findings are often instrumental in developing challenging projects that the private market cannot bring to fruition without some government intervention.

From projects like Boston Public Market and the W Hotel to the Spaulding Rehab Center and the Charlesview Residences, the tools of Urban Renewal can be implemented to help variety of difficult projects move forward to ultimately enhance the city. While much of our city is thriving, there are still areas suffering from disinvestment and underutilized and blighted areas and we support a 10 year extension to the Urban Renewal designation to continue the economic development within the City of Boston.

Sincerely,

Michelle Landers
Executive Director
ULI Boston/New England