

**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:** REQUEST ADOPTION OF THE RESOLUTION ENTITLED  
“RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY RE:  
MODIFICATION TO CERTAIN URBAN RENEWAL PLANS OF THE  
CITY OF BOSTON”

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**SUMMARY:** This Memorandum requests adoption of a Resolution related to modifications to certain urban renewal plans to extend said plans in order to continue Boston’s community development activities.

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**BACKGROUND**

The City of Boston (“City”) and the Boston Redevelopment Authority (“BRA”) utilize a wide variety of tools to proactively stimulate community development in Boston’s neighborhoods. The urban renewal program, one of these tools, was established by the Federal Housing Act of 1949, as amended, to create housing and promote economic development within the nation’s inner cities. As urban renewal plans approach their anticipated completion or termination dates, the City of Boston, like many cities and towns across Massachusetts, has been examining the role of urban renewal and the extension of urban renewal plans as necessary.

The urban renewal program provides the BRA with a set of tools to encourage responsible redevelopment and revitalization of Boston’s neighborhoods. Today, the tools continue to be used to create affordable housing restrictions, promote/protect open space, and assemble parcels and clear title for development, which is a key component to securing project financing and title insurance. During the course of urban renewal in Boston, the City has had twenty-three (23) urban renewal plans.

Today, the City has sixteen (16) remaining urban renewal plans and associated areas wherein the BRA holds certain powers and responsibilities to effect change (see Exhibit A for map of plan area). These plans include:

1. Brunswick-King Urban Renewal Plan,
2. Campus High School Urban Renewal Plan,
3. Central Business District Boylston-Essex Urban Renewal Plan,
4. Central Business District School-Franklin Urban Renewal 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. North Station Urban Renewal Plan,
12. Park Plaza Urban Renewal Plan,
13. South Cove Urban Renewal Plan,
14. South End Urban Renewal Plan,
15. Washington Park Urban Renewal Plan; and
16. West End Land Assembly and Redevelopment Urban Renewal Plan.

By way of background, on December 21, 2004 the BRA Board approved a ten (10) year extension of eighteen (18) urban renewal plans, and on February 24, 2005, approved a ten (10) year extension of an additional plan. These nineteen (19) plans were set to expire if they had not been extended. The extension of these nineteen (19) plans was approved by the Boston City Council and Mayor Thomas M. Menino. Ultimately, sixteen (16) of the nineteen (19) plans received a ten (10) year extension, on September 26, 2005, through the state's Department of Housing and Community Development ("DHCD"). These sixteen (16) plans were extended to April 30, 2015 and include the following plans:

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

16. Washington Park Urban Renewal Plan.

The three (3) plans that did not receive an extension from the DHCD were and have effectively expired are the:

1. Central Business District Urban Renewal Plan,
2. St. Botolph Urban Renewal Plan; and
3. Sumner Street Urban Renewal Plan.

**2014 SHORT-TERM EXTENSION OF CERTAIN PLANS**

While Boston has proven a remarkably competitive metropolitan area and many of the original urban renewal goals have been met since the extension of the plans in 2005, a combination of the loss of federal funding, economic cycles, and other factors delayed the accomplishment of some goals and objectives of certain remaining urban renewal plans. Therefore, on December 18, 2014, the BRA Board approved a short-term, one (1) year extension of (14) of the sixteen (16) urban renewal plans that were set to expire on April 30, 2015. The following fourteen (14) plans received a one (1) year extension until April 30, 2016:

1. Brunswick-King Urban Renewal Plan,
2. Campus High School Urban Renewal Plan,
3. Central Business District Boylston-Essex Urban Renewal Plan,
4. Central Business District School-Franklin Urban Renewal 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.

BRA staff did not seek an extension for either the:

1. Central Business District Bedford- West Urban Renewal Plan, or
2. North Harvard Urban Renewal Plan.

Staff felt that the goals of these two (2) plans had been achieved and were no longer necessary. These plans have effectively expired.

## **2015 LONG-TERM EXTENSION PROCESS AND OUTREACH**

Leading up to the short-term extension request and approval by the BRA Board, BRA staff had already begun working on a longer-term extension effort. BRA staff recommended that a temporary extension would allow the Walsh administration and incoming Governor elect Baker administration sufficient time to engage in a thorough process and familiarize themselves with urban renewal program in Boston prior to the BRA seeking a longer-term, ten (10) year extension.

BRA staff believe that the original urban renewal goals can be accomplished with additional time and ongoing effort, and therefore now seek a ten (10) year extension for fourteen (14) of the remaining sixteen (16) urban renewal plans. At this time, the BRA is not seeking an extension of either the North Station Urban Renewal Plan or the West End Land Assembly and Redevelopment Plan. The North Station Urban Renewal Plan expires on July 16, 2020 and the West End Land Assembly and Redevelopment Plan is unique in that it has its own extension process.

Over the past year, the BRA has gone to great lengths to foster a robust public conversation about urban renewal. The BRA has acknowledged and apologized for the destruction of the West End, placed an unprecedented amount of information online ([www.bostonurbanrenewal.org](http://www.bostonurbanrenewal.org)), and sought feedback directly from community members (please see Exhibits B-E for comment letters received during the public comment period regarding the proposed extension) 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; two (2) public working sessions with the City Council; five (5) neighborhood Q&A sessions in partnership with the City Hall To Go truck in May; an exhibition about past, present, and future of urban renewal in conjunction with West End Museum; and nearly 100 opportunities for engagement (stakeholder and community groups- see Exhibit F for list of meetings). Members of an Urban Renewal Task Force (see Exhibit G for Urban Renewal Task Force Members) representing the neighborhoods where urban renewal plans are active were also involved at multiple points throughout the public outreach process. The BRA has treated this extension process with the seriousness that it deserves, and the conversations that it has provoked - about urban renewal, about the past mistakes and successes of the BRA, about the importance of planning, about the need for quality development - are well-timed during this rare period of self-reflection in the agency's history.

## **HISTORY OF URBAN RENEWAL PLANS**

The following is a brief summary, which includes the history and highlighted accomplishments, of the urban renewal plans of which the BRA is seeking extensions.

### 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. Currently, the BRA is in the process of transferring 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 redevelopment (the NHI is also being utilized in the Kittredge Square Plan area and the Washington Park Plan area).

### 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.

### 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 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 Central Business District area includes approximately 212.8 acres. The plan's goals and objectives include the renewal of the Central Business District 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 Central Business District (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 BRA is not seeking an extension of the Central Business District: Bedford-West plan).
- *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.

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.

### 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 within 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 an extended stay hotel.

### 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).

### 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, 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 under construction. Future projects that will benefit from urban renewal include Children’s Hospital’s Pedestrian Connector, which will link Children’s parking garage to its main building.

### 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 the State 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. Recent 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, 3 Center Plaza, which will add new retail and office space as well as improve the public realm and accessibility.

### 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 as well as Washington Park).

### 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.

### 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.

### 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 publically 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 6 million square feet of new development.

### 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, Marksdales 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).

## RECOMMENDATION

At this time, the goals of certain urban renewal plans have not been fully realized. The elimination of federal funding in the 1970s and the vagaries of the real estate market over fifty years have left many projects incomplete. While Boston has witnessed great economic development activity particularly in the last few years, certain parcels remain undeveloped and would benefit from the urban renewal program.

After careful consideration of all of the comments received and discussion over the past year of the proposed ten (10) year extension, BRA staff feel it would be prudent to extend certain urban renewal plans until April 30, 2026. 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 ten (10) 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 2026 to determine progress and the ongoing necessity of the urban renewal plans.

Significant extension of the urban renewal projects requires major modifications to each affected urban renewal plan. The major modification process is outlined within the individual plans and includes the approval of the BRA, the City, the Mayor and the Commonwealth.

An appropriate vote follows:

**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."