

April 15, 2022

Jennifer Maddox
Undersecretary
Department of Housing and Community Development
Commonwealth of Massachusetts
100 Cambridge Street, Suite 300
Boston, MA 02114

Dear Undersecretary Maddox:

Please accept this letter as a request from the Boston Redevelopment Authority (“BRA”) d/b/a Boston Planning & Development Agency (“BPDA”) to extend twelve (12) of Boston’s fourteen (14) Urban Renewal Plans that are scheduled to sunset on April 22, 2022.

Over the past several months, BPDA staff has worked closely with BPDA Board members, Mayor Wu’s staff, and the Boston City Council, including several newly elected Councilors, to fully understand the potential impacts of allowing existing Urban Renewal Plans to expire. This work follows several years of community engagement in the neighborhoods to discuss with residents the BPDA’s plan for the future of the existing Urban Renewal Plans in Boston. Since that community engagement, some key actions were undertaken by the BRA Board, the City Council, and the Mayor’s Office, as follows:

On March 10, 2022, the BRA Board voted to allow the BRA to consider a future Minor Modification of nine (9) of the fourteen (14) Urban Renewal Plans for an extension until December 31, 2022. [Attachment A.](#)

On March 22, 2022, the Boston City Council held an Urban Renewal Hearing to discuss the expiration of certain Urban Renewal Plans and the extension of others. BPDA staff gave a presentation at the hearing and answered questions from the Councilors in attendance.

On March 30, 2022, the Boston City Council unanimously voted to extend twelve (12) Urban Renewal Plans until March 31, 2023 and to allow two (2) Urban Renewal Plans to expire as scheduled on April 22, 2022. [Attachment B.](#)

On April 13, 2022, Mayor Michelle Wu signed the City Council’s request to extend twelve (12) Urban Renewal Plans. [Attachment C.](#)



On April 14, 2022, the BRA Board approved a Minor Modification of twelve (12) Urban Renewal Plans to extend them until March 31, 2023. [Attachment D](#).

Please feel free to contact me if you require any further information to sign off on the extension of twelve (12) Urban Renewal Plans and sun-setting two (2) Urban Renewal Plans in Boston.

Sincerely,

A handwritten signature in black ink that reads "Chris Breen".

Chris Breen
Urban Renewal Manager

BOARD APPROVED

13

DOCUMENT NO. 7983

MARCH 10, 2022

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY
D/B/A BOSTON PLANNING & DEVELOPMENT AGENCY (BPDA)¹
BRIAN P. GOLDEN, DIRECTOR

FROM: HEATHER CAMPISANO, CHIEF OF STAFF
MICHAEL CHRISTOPHER, DIRECTOR OF DEVELOPMENT REVIEW
CHRISTOPHER BREEN, URBAN RENEWAL MANAGER

SUBJECT: INFORMATIONAL PRESENTATION REGARDING THE PROPOSED FUTURE MINOR MODIFICATION OF CERTAIN URBAN RENEWAL PLANS TO EXTEND THE TERM OF THE PLANS FOR EIGHT MONTHS, OR UNTIL DECEMBER 31, 2022, IN ORDER TO EVALUATE THE NECESSITY OF A LONGER-TERM EXTENSION OF CERTAIN URBAN RENEWAL PLANS

SUMMARY: This memorandum requests authorization for the Boston Redevelopment Authority to consider a proposed future Minor Modification of the term of nine (9) of the fourteen (14) existing Urban Renewal Plans for eight months, or until December 31, 2022, to evaluate the necessity of a longer-term extension of certain Urban Renewal Plans.

The City of Boston (“City”) and the Boston Redevelopment Authority (“BRA”) utilize a wide variety of tools to proactively stimulate and support 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.

The urban renewal program has allowed the BRA to utilize certain powers to catalyze community development within a designated urban renewal area, and occasionally outside the designated areas when there is a significant need and purpose. During the course of Urban Renewal in Boston, the City has had twenty-three (23) urban renewal plans. Sixteen (16) of those plans were set to expire in

¹ Effective October 20, 2016, the Boston Redevelopment Authority (“BRA”) commenced doing business as the Boston Planning & Development Agency (“BPDA”).

2005 and were subsequently extended for ten years after an extensive process involving staff, the Mayor's office, the Boston City Council, the Massachusetts Department of Housing and Community Development (DHCD), and an external Urban Renewal Task Force comprised of residents, developers, legal experts, and government officials.

In 2016, fourteen (14) of the urban renewal plans were granted an additional six (6) year extension, until April 22, 2022, after an extensive process with the community, the Mayor's office, the City Council, and DHCD (the "2016 Extension"). A condition of the 2016 Extension was an agreement with the City Council and DHCD whereby the then BPDA would meet certain conditions and provide updates to DHCD and the City Council about the status of the extended Urban Renewal Plans.

The BPDA met with the City Council on the following dates:

September 30, 2016
April 10, 2017
March 2, 2018
October 18, 2018
May 10, 2019
September 19, 2019

The BPDA met with community stakeholders regarding Urban Renewal on the following dates:

June 18, 2019 – North Station
June 19, 2019 – School Franklin
June 24, 2019 – Park Plaza
June 25, 2019 – Brunswick-King
July 15, 2019 – Boylston-Essex
July 16, 2019 – Kittredge Square
September 26, 2019 – Government Center
October 9, 2019 – Campus High School
October 10, 2019 – South Station
October 22, 2019 – South Cove
October 28, 2019 – Fenway
November 21, 2019 – Downtown Waterfront Faneuil Hall
January 27, 2020 – Campus High School
February 27, 2020 – Charlestown

March 10, 2020 – Washington Park
October 8, 2020 – South End
December 10, 2020 – West End
May 17, 2021 – Central Business District (CBD)
June 30, 2021 – Park Plaza
July 26, 2021 – Downtown Waterfront Faneuil Hall

The BPDA issued updates to the Department of Housing and Community Development on:

August 19, 2019 – Update Letter to DHCD regarding 14 Boston Urban Renewal Plans

March 1, 2021 – Update Letter to DHCD regarding 14 Boston Urban Renewal Plans

Additionally, the BPDA gained additional feedback on urban renewal during planning initiatives such as PLAN: Charlestown and PLAN: Nubian and attended all Article 80 and Zoning Board of Appeals meetings regarding urban renewal actions.

Through the community process since the 2016 Extension and because of additional work that has been done in (5) of the remaining (14) urban renewal areas, the BPDA has determined that it is appropriate to sunset the following urban renewal plans on April 22, 2022: Brunswick-King, CBD: Boylston-Essex CBD: School-Franklin, Park Plaza, Kittredge Square.

The remaining urban renewal plans, identified as: Campus High School, Central Business District: South Station, Charlestown, Downtown Waterfront, Fenway, Government Center, South Cove, South End and Washington Park, should be extended for further evaluation of the necessity of a longer extension in order to consider the preservation of the protections that are encompassed in the Land Disposition Agreements (LDAs) encumbering parcels within the plan areas, and to work with the Wu Administration, the City Council and other relevant stakeholders to make a determination of the appropriate way to wind down the plans.

While Boston has proven a remarkably competitive metropolitan area and many of the original Urban Renewal goals have been met through the continued extension of the most impactful Plans, changes in the approach to planning, and recent strides in climate resiliency measures, accompanied by the cyclical economic challenges the city has endured, have resulted in a more considered approach to

deploying the urban renewal tools and delayed the accomplishment of some goals and objectives of certain remaining urban renewal plans. Staff believes that those goals can be accomplished with additional time and will seek an extension to nine (9) of these plans until the end of the year, while a determination is made regarding the usefulness of the urban renewal tools in achieving the city's goals of equity, affordable housing, and the preservation of open space.

To better align the future of urban renewal with the current goals of the city in a transparent manner, the BPDA believes that sufficient time should be provided for community outreach and dialogue. BPDA staff have been working internally on the Urban Renewal extension for more than a year and have engaged and sought input from many key stakeholders, including the Mayor's office, the Boston City Council, and DHCD.

The BPDA is seeking an eight-month extension of (9) of the plans in order to provide the Wu administration and the Boston City Council with sufficient time to discuss and determine the appropriate timeline for the sunseting of urban renewal in the city, and to develop a plan to consider the continued protections provided in LDAs for affordable housing and open space, as well as the ability to maintain the tools the BPDA uses to assist with the creation and preservation of affordable housing, open space and equitable access for all of the citizens of Boston.

RECOMMENDATION

In order to allow additional time necessary to fully engage with relevant stakeholders and to develop a plan to consider the continued protections provided in Land Disposition Agreements, including affordable housing and open space in (9) of the fourteen (14) existing Urban Renewal Plan areas, BPDA staff is presenting to the Board a proposed plan for the adoption of a Minor Modification of (9) of the fourteen (14) existing Urban Renewal Plans, which expire on April 22, 2022, for an eight (8) month extension until December 31, 2022, in order to maintain those plans as active urban renewal plans. Staff will request specific authorization for the Minor Modification at a later Board meeting after notification to DHCD and engagement with the City Council.

An appropriate vote follows:

VOTED: That the Board authorizes the Boston Redevelopment Authority to consider a proposed future Minor Modification of (9) of the fourteen

(14) existing Urban Renewal Plans, which expire on April 22, 2022, for an eight (8) month extension, or until December 31, 2022, to maintain those plans as active Urban Renewal Plans and to evaluate the necessity of a longer-term extension of certain Urban Renewal Plans.



BOSTON CITY COUNCIL

Committee on Planning, Development & Transportation

Frank Baker, Chair

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

REPORT OF COMMITTEE CHAIR

March 29, 2022

Dear Councilors:

The Committee on Planning, Development and Transportation was referred the following docket for consideration:

Docket #0314—an order beginning the process of sunseting urban renewal in the City of Boston until December 31, 2022.

This matter was sponsored by Mayor Michelle Wu and referred to the Committee on March 2, 2022. The Committee held a hearing on Tuesday, March 22, 2022. Testimony was presented by Boston Redevelopment Authority (BRA d/b/a Planning and Development Agency (BPDA)) officials including the Director of Real Estate, Devin Quirk, Urban Renewal Manager, Chris Breen, Chief of Staff, Heather Campisano, and General Counsel, Eilene Brophy.

Summary

In 2016 the Boston Redevelopment Authority (BRA d/b/a the Boston Planning & Development Agency (BPDA)) requested an approval for a ten year extension for the fourteen active urban renewal plans that were set to expire April 30, 2016. The BPDA urged the City Council to pass this order that will protect the community development tools that will continue to cultivate vibrant neighborhoods around the City. After extensive deliberation around the use of eminent domain power, trust and equity issues, and the lack of accountability and access to the BPDA in the past and procedural changes moving forward, the City Council agreed to grant the approval of a six year extension of the fourteen urban renewal plan areas, which is set to expire April 22, 2022. This request was subsequently approved by the Department of Housing and Urban Development in 2016.

Devin Quirk gave a historical look back on the negative impact of urban renewal tools used in the past that caused irreparable harm to neighborhoods across the City, particularly in the West End and in other parts of the City. He explained that the BDPA is operating in a new era of transparency and accountability. He explained that the BPDA's position is that authorization of this order will allow them to continue important work and spur economic development in partnership with public and private investments, community stakeholders, and working with the Boston City Council that is focused on future development that addresses equity, displacement, and building affordable housing for the residents of Boston. He highlighted that the Administration is looking at development from the lens of equity and inclusive community development. Mr. Quirk highlighted that by using these urban renewal tools, the BPDA has effectuated great change in the City's central business district and neighborhoods, created new opportunities for affordable housing to solidify units for low and moderate income residents, and built new parks, public facilities, and more.

Mr. Quirk explained that since the 2016 extension, BPDA in the spirit of transparency and accountability has facilitated a community engagement process that has garnered input on the future of urban renewal and has made relevant urban renewal documents accessible to the public through Zoning Viewer. Administration officials testified that the BPDA reviewed the program and looked at the ongoing use of

the urban renewal tools within the existing plan area to determine the future of the BPDA's urban renewal powers in the City of Boston, and to begin the process of sunseting urban renewal, the BPDA is seeking approval for a short term extension of nine of the fourteen remaining plans in Boston that are set to expire December 31, 2022. BPDA officials noted that they plan to immediately sunset five of the fourteen urban renewal plans on April 22, 2022 as the original intent and purpose of these plans have been fulfilled. Mr. Quirk said that they intend to return to the Council with a plan moving forward that may require further extension of some of the plans in order to wrap up ongoing community-centered efforts.

BPDA officials further noted the importance of the use of urban renewal tools in recent decades which has resulted in the creation of and preservation of nearly ten thousand units of affordable housing, creation and protection of open space, provided new opportunities for many Boston's residents, enabled public-private partnerships, and increased planning activities. Mr. Breen presented a PowerPoint explaining BPDA's analysis and review process that helped to determine the reasons to allow the five urban renewal areas to sunset on April 22, 2022.

The five parcels include the following urban renewal areas:

1. Brunswick-King Urban Renewal Plan,
2. Central Business District Boylston-Essex Plan,
3. Central Business District School-Franklin Plan,
4. Kittredge Square Urban Renewal Plan, and
5. Park Plaza Urban Renewal Plan.

Extension of the nine urban renewal areas through December 31, 2022 include the following parcels:

1. Central Business District South Station Urban Renewal Plan,
2. Fenway Urban Renewal Plan,
3. Campus High School Urban Renewal Plan,
4. South Cove Urban Renewal Plan,
5. Charlestown Urban Renewal Plan,
6. Downtown Waterfront-Faneuil Hall Urban Renewal Plan,
7. Government Center Urban Renewal Plan,
8. South End Urban Renewal Plan, and
9. Washington Park Urban Renewal Plan.

It was reported that the BPDA has identified over 1,300 parcels with existing Land Disposition Agreements (LDA) that are tied to urban renewal powers, some which provide protection for affordable housing, open space, and other land use provisions. BPDA officials explained that this request, if approved, will provide the BPDA with additional time to set a plan for potential state legislation to transfer or protect appropriate provisions. Councilors expressed reservations around the extension timeline of December 31, 2022 as this will not allow the BPDA enough time to adequately review and analyze all the LDA parcels in their inventory. Councilors discussed the impact on the owners of these properties relative to potential tax increases and the possibility of giving developers an edge in acquiring these parcels for market rate development if these parcels were to expire without notice to the general public. Discussions included the goals and responsibility of the BPDA to use the urban renewal tools to shape and promote economic development throughout the City in a way that supports the public good, particularly for residents living in marginalized communities.

Councilors stated that their focus is to protect the residents who were impacted by the urban renewal strategy in the past and most importantly are looking to protect residents who will be impacted by the sunseting of these parcels moving forward and recommended that the BPDA institute a longer time frame of sunseting the nine parcels that would include a six month check-in with the City Council during that time period. Cognizant of the trepidations and for the necessity of the BPDA's role in future community development, the City Council felt vigorous meaningful discussions were necessary in a respectful public process that engages the residents impacted by the urban renewal projects.

Councilors Bok and Flynn requested that the Park Plaza Urban Renewal Plan be added to the nine parcels that were to be extended to December 31, 2022 in order to address the building height issue in the area. Councilor Worrell later requested that the Brunswick-King Urban Renewal Plan also be added to the nine parcels in order to allow more time to address residents' concerns. Councilor Fernandes Anderson requested to add Kitteridge Square Urban Renewal Plan to the nine parcels. Councilors discussed and weighed the ramifications of taking no action on the order and allowing the renewal areas to sunset on April 22, 2022. BPDA officials explained that allowing the urban renewal parcels to expire will also cause the expiration of the LDA's deed restriction provisions that include the protection of affordable housing, protection of open space, and other land provisions.

Councilors expressed concerns in connection with the eight month extension of the aforementioned urban renewal plans including the lack of information regarding BPDA's complete list of LDA inventory to date. They indicated that in order to mitigate the potential future harm posed to residents moving forward, it was determined that further analysis and review of the proposed nine current LDA zones and other BPDA LDAs is necessary. The Council discussed extending the requested time period from December 31, 2022 to March 31, 2023 for the urban renewal districts that wouldn't be immediately sunset. The City Council also requested that the BPDA do a six month check in with the body to provide updates on their progress.

Following the hearing and additional consideration, the Committee recommends the following:

- That the following urban renewal areas be allowed to expire:
 1. Central Business District Boylston-Essex Plan
 2. Central Business District School-Franklin Plan

- That the following urban renewal areas be extended until March 31, 2023:
 1. Central Business District South Station Urban Renewal Plan,
 2. Fenway Urban Renewal Plan,
 3. Campus High School Urban Renewal Plan,
 4. South Cove Urban Renewal Plan,
 5. Charlestown Urban Renewal Plan,
 6. Downtown Waterfront-Faneuil Hall Urban Renewal Plan,
 7. Government Center Urban Renewal Plan,
 8. South End Urban Renewal Plan,
 9. Washington Park Urban Renewal Plan,
 10. Park Plaza Urban Renewal Plan, and
 11. Brunswick-King Urban Renewal Plan.
 12. Kitteredge Square Urban Renewal

In recognition of the City Council authority in connection with the aforementioned urban renewal plan changes, the City Council and the BPDA Director agreed to implement a series of procedural changes with respect to the number of legitimate concerns discussed at the hearing. Following the City Council approval, the BPDA will seek approval from the Agency's Board of Directors, Mayor, and Department of Housing and Community Development for the extension of the plan.

Committee Chair Recommended Action

As Chair of the Committee on Planning, Development & Transportation, I recommend moving the listed docket from the Committee to the full Council for discussion and formal action. At that time, my recommendation to the full Council will be that this matter **ought to pass in a new draft** for the reasons stated above.



Frank Baker, Chair
Committee on Planning, Development & Transportation

AN ORDER BEGINNING THE PROCESS OF SUNSETTING URBAN RENEWAL IN THE CITY OF BOSTON UNTIL MARCH 31, 2023

- WHEREAS: Urban renewal was created as a set of tools for municipalities to address so-called blighted areas by acquiring private property, relocating residents, and clearing away the old buildings to make room for new development and uses; and
- WHEREAS: In practice, low-income communities were targeted for demolition, then replaced with development of new residential and commercial uses benefiting wealthier residents; and
- WHEREAS: Prior uses of urban renewal powers by the Boston Redevelopment Authority ("BRA") have caused harmful and unnecessary destruction of homes and neighborhoods resulting in unjust social equity outcomes within the City of Boston, most notably in the West End where thousands of immigrant and low-income and working-class residents were unjustly evicted; and
- WHEREAS: The City of Boston is working tirelessly to promote the sound growth and development of its neighborhoods and to provide places for Boston's residents to live, work, and recreate; and
- WHEREAS: The results of this activity have been the creation and preservation of homes and businesses, as well as parks, schools, libraries and other public facilities, leading to Boston's reputation as one of the world's most vibrant and livable cities; and
- WHEREAS: The City's application of the urban renewal tools in recent decades has created and preserved nearly ten thousand (10,000) units of affordable housing, creating and protecting open space, providing new opportunities for many of Boston's residents, enabling public-private partnerships, and bolstering planning efforts; and
- WHEREAS: The City of Boston maintains fourteen (14) active urban renewal plans originally approved by the BRA, the Boston City Council, the Mayor of Boston and the Department of Housing and Community Development, which plans were most recently extended for six (6) years in August 2016; and

WHEREAS: Since the 2016 extension, the BRA has facilitated a community engagement process that has garnered input on the future of urban renewal, and has made relevant urban renewal documents accessible to the public through the zoning viewer; and

WHEREAS: The BRA has identified twelve (12) plan areas that could benefit from a temporary extension of the use of the urban renewal tools and protections, and opportunities exist to advance positive community-oriented outcomes, in partnership with the City and community stakeholders; and

WHEREAS: By their provisions and previous extensions granted, the plans, the protections established from responsible use of the urban renewal tools, and the powers conferred therein will terminate on April 22, 2022 unless so extended; and

WHEREAS: An expiration of twelve (12) of the fourteen (14) active urban renewal plans on April 22, 2022 without further discussion could have unintended negative consequences for some community members in the larger plan areas with a high prevalence of Land Disposition Agreements; and

WHEREAS: The expiration of two (2) urban renewal plans on April 22, 2022 is appropriate, as the original intent and purpose of these plans has been fulfilled; and

WHEREAS: The BRA seeks an eleven (11) month extension for twelve (12) of the active urban renewal plans that are set to expire on April 22, 2022; and

WHEREAS: Each plan includes within its provisions the ability to modify said termination date and extend said plan; ***NOW, THEREFORE BE IT***

ORDERED: That the City Council does hereby approve the extension of the term of the urban renewal plans listed below, to March 31, 2023:

1. Central Business District South Station Urban Renewal Plan,
2. Fenway Urban Renewal Plan,
3. Campus High School Urban Renewal Plan,
4. South Cove Urban Renewal Plan,
5. Charlestown Urban Renewal Plan,
6. Downtown Waterfront-Faneuil Hall Urban Renewal Plan,
7. Government Center Urban Renewal Plan,
8. South End Urban Renewal Plan,

9. Washington Park Urban Renewal Plan,
10. Park Plaza Urban Renewal Plan,
11. Brunswick-King Urban Renewal Plan, and
12. Kitteredge Square Urban Renewal.

In City Council March 30, 2022. Passed; yeas 13.
Approved by the Mayor April 13, 2022.

Attest:



Alex Geourntas
Interim City Clerk

APRIL 14, 2022

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY AND
D/B/A BOSTON PLANNING & DEVELOPMENT AGENCY (BPDA)*
BRIAN GOLDEN, DIRECTOR

FROM: HEATHER CAMPISANO, CHIEF OF STAFF
MICHAEL CHRISTOPHER, DIRECTOR OF DEVELOPMENT REVIEW
CHRISTOPHER BREEN, URBAN RENEWAL MANAGER

SUBJECT: REQUEST AUTHORIZATION TO ADOPT A MINOR MODIFICATION OF CERTAIN URBAN RENEWAL PLANS TO EXTEND THE PERIOD OF 12 URBAN RENEWAL PLANS FOR A PERIOD UP TO ELEVEN MONTHS, OR UNTIL MARCH 31, 2023, IN ORDER TO EVALUATE THE NECESSITY OF A LONGER-TERM EXTENSION OF CERTAIN URBAN RENEWAL PLANS.

SUMMARY: This memorandum requests authorization for the Boston Redevelopment Authority ("BRA") to approve a Minor Modification to certain Urban Renewal Plans with respect to the extension of the Plan period for up to eleven months or until March 31, 2023, in order to evaluate the necessity of a longer-term extension of certain Urban Renewal Plans.

BACKGROUND

The City of Boston ("City") and the Boston Redevelopment Authority ("BRA") utilize a wide variety of tools to proactively stimulate and support 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. Over the past seven (7) decades the urban renewal program has allowed the BRA to utilize certain powers to catalyze community development within a designated urban renewal area, and occasionally outside the designated areas when there is a significant need and purpose.

* Effective October 20, 2016, the BRA commenced doing business as the BPDA.

THE 2016 EXTENSION

By way of background on April 14, 2016, the BRA Board adopted a Resolution that reflected a timeframe for an extension of six (6) years with a new termination date for fourteen (14) Urban Renewal Plans in Boston on April 22, 2022, approved by then-Mayor Walsh and the Boston City Council. After a series of shorter extensions, on August 3, 2016, the BRA received DHCD's approval of the six (6) year extension for these urban renewal plans. The following fourteen (14) plans received this six (6) year extension until April 22, 2022:

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,
14. Washington Park Urban Renewal Plan

This extension in 2016 of Urban Renewal followed a year-long process with the community, the Mayor's Office, the Boston City Council ("City Council"), and the Department of Housing and Community Development ("DHCD") which resulted in (the "2016 Extension"). A condition of this extension was an agreement with the City Council and DHCD known as the ("Action Plan"), which consisted of a series of procedural changes that included but was not limited to regular updates to DHCD and the City Council about the status of these Urban Renewal Plans and provided information regarding an extensive Land Disposition Agreement and BPDA Owned Property Inventories amongst other required conditions.

THE 2022 EXTENSION PROCESS

Over the last six (6) years the BPDA met with the City Council on the following seven (7) dates:

September 30, 2016
April 10, 2017
March 2, 2018
October 18, 2018
May 10, 2019
September 19, 2019
March 22, 2022

The BPDA met with community stakeholders updating them on the progress of the action plan and possible extension of Urban Renewal on the following twenty (20) dates:

June 18, 2019 – North Station
June 19, 2019 – School Franklin
June 24, 2019 – Park Plaza
June 25, 2019 – Brunswick-King
July 15, 2019 – Boylston-Essex
July 16, 2019 – Kittredge Square
September 26, 2019 – Government Center
October 9, 2019 – Campus High School
October 10, 2019 – South Station
October 22, 2019 – South Cove
October 28, 2019 – Fenway
November 21, 2019 – Downtown Waterfront Faneuil Hall
January 27, 2020 – Campus High School
February 27, 2020 – Charlestown
March 10, 2020 – Washington Park
October 8, 2020 – South End
December 10, 2020 – West End
May 17, 2021 – Central Business District (CBD)
June 30, 2021 – Park Plaza
July 26, 2021 – Downtown Waterfront Faneuil Hall

The BPDA issued written report updates to DHCD on:

August 19, 2019 – Update Letter to DHCD regarding 14 Boston Urban Renewal Plans

March 1, 2021 – Update Letter to DHCD regarding 14 Boston Urban Renewal Plans

Additionally, the BPDA gained further feedback on possible extensions of its urban renewal plans during planning initiatives occurring within urban renewal areas such as PLAN: Charlestown and PLAN: Nubian. Lastly, staff hosted or were in attendance for all Article 80 and Zoning Board of Appeals Community Meetings regarding potential urban renewal actions.

On March 22, 2022, the Boston City Council held a hearing to evaluate the potential sunseting of fourteen (14) of the remaining fifteen (15) Urban Renewal plans in Boston. The BPDA staff at that time recommended that it may be appropriate to sunset the following five (5) urban renewal plans on April 22, 2022: Brunswick-King, CBD: Boylston-Essex CBD: School-Franklin, Park Plaza, and Kittredge Square, and to extend the remaining nine (9) areas. During the hearing, BPDA staff responded to questions and concerns from the City Council regarding the plans and the potential impacts of sunseting certain Urban Renewal Plan Areas. Following that hearing with BPDA staff, the City Council unanimously voted to sunset two (2) of the recommended plan areas and to extend the now remaining twelve (12) plans until March 31, 2023. The two (2) plan areas voted to sunset are:

1. Central Business District: Boylston-Essex Urban Renewal Plan,
2. Central Business District: School-Franklin Urban Renewal Plan

The twelve (12) urban renewal plans recommended by the City Council for extension are:

1. Brunswick-King Urban Renewal Plan,
2. Campus High School Urban Renewal Plan,
3. Central Business District: South Station Urban Renewal Plan,
4. Charlestown Urban Renewal Plan,
5. Downtown Waterfront – Faneuil Hall Urban Renewal Plan,
6. Fenway Urban Renewal Plan,

7. Government Center Urban Renewal Plan,
8. Kittredge Square Urban Renewal Plan,
9. Park Plaza Urban Renewal Plan,
10. South Cove Urban Renewal Plan,
11. South End Urban Renewal Plan,
12. Washington Park Urban Renewal Plan

The Boston City Council unanimously recommended that these twelve (12) plan areas should be extended for further evaluation of the necessity of a longer extension in order to consider the preservation of the protections that are encompassed in the Land Disposition Agreements (“LDA’s”) encumbering parcels within the plan areas and to work with the Wu Administration, the City Council and other relevant stakeholders to make a determination of the appropriate way to wind down the plans.

While Boston has proven a remarkably competitive metropolitan area and many of the original Urban Renewal goals have been met through the continued extension of the most impactful Plans, changes in the approach to planning, and recent strides in climate resiliency measures, accompanied by the cyclical economic challenges the city has endured, have resulted in a more considered approach to deploying the urban renewal tools and delayed the accomplishment of some goals and objectives of certain remaining urban renewal plans. The staff at the BPDA, believes that those goals can be accomplished with additional time and review. BPDA staff are now seeking an extension to twelve (12) of these plans until March 31, 2023, while a determination is made regarding the usefulness of the urban renewal tools in achieving the city’s goals of equity, affordable housing, and the preservation of open space.

To better align the future of urban renewal with the current goals of the city in a transparent manner, the BPDA believes that sufficient time should be provided for additional community outreach and dialogue. BPDA staff have been working internally on the Urban Renewal extension for more than a year and have engaged and sought input from many key stakeholders, including the Mayor’s Office, the Boston City Council, and DHCD.

The BPDA is now seeking an eleven-month extension of twelve (12) of the plans in order to provide the Wu administration and the new members of the Boston City Council with sufficient time to discuss and determine the appropriate timeline for the sunseting of urban renewal in the city and to develop a plan to consider the

continued protections provided in LDAs for affordable housing and open space, as well as the ability to maintain the tools the BPDA uses to assist with the creation and preservation of affordable housing, open space and equitable access for all of the citizens of Boston.

RECOMMENDATION

In order to allow the additional time necessary to fully engage with relevant stakeholders and to develop a plan to consider the continued protections provided in Land Disposition Agreements, including affordable housing and open space in Urban Renewal Plan Areas in Boston, BPDA staff is presenting to the Board a proposed plan for the adoption of a Minor Modification of (12) of the fourteen (14) existing Urban Renewal Plans, which expire on April 22, 2022, for an eleven (11) month extension until March 31, 2023, in order to maintain those plans as active urban renewal plans.

An appropriate vote follows:

VOTED: The Boston Redevelopment Authority adopt the attached resolution entitled “RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY REGARDING MINOR MODIFICATION TO CERTAIN URBAN RENEWAL PLANS OF THE CITY OF BOSTON”.

DOCUMENT NO. 7990

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY REGARDING MINOR MODIFICATIONS TO CERTAIN URBAN RENEWAL PLANS OF THE CITY OF BOSTON

WHEREAS, the City of Boston maintains fifteen (15) active urban renewal plans (“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 effectuated great change in the City's inner neighborhoods, including the creation of new homes, new businesses, new schools, new parks, and civic spaces, 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 decades following the elimination of federal funding, including years in the 1970's, 1980's, 1990's, 2000's, and most recently during the Covid-19 pandemic; 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 still 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 22, 2022, unless so extended; and

WHEREAS, the Authority seeks an eleven (11) month extension for 12 of the active 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 Brunswick-King Urban Renewal Plan ("Brunswick-King Plan"), Project No. Mass. R-168 received approval from the Authority on November 30, 1972 (Early Land) and as amended on February 22, 1973, from the Boston City Council on February 12, 1973, and 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; an

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 most recently extended by the Boston City Council on March 23, 2016, by the Authority on April 14, 2016, and by the Commonwealth on August 3, 2016, with an extension to April 22, 2022; 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 from the Boston City Council on December 28, 1966 (Early Land), and on June 7, 1971, from the Mayor of Boston on December 30, 1956 (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 in the 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 most recently extended by the Boston City Council on March 23, 2016, by the Authority on April 14, 2016, and by the Commonwealth on August 3, 2016, with an extension to April 22, 2022; 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 most recently extended by the Boston City Council on March 23, 2016, by the Authority on April 14, 2016, and by the Commonwealth on August 3, 2016, with an extension to April 22, 2022; 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 most recently extended by the Boston City Council on March 23, 2016, by the Authority on April 14, 2016, and by the Commonwealth on August 3, 2016, with an extension to April 22, 2022; and

WHEREAS, the Downtown Waterfront-Faneuil Hall 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 most recently extended by the Boston City Council on March 23, 2016, by the Authority on April 14, 2016, and by the Commonwealth on August 3, 2016, with an extension to April 22, 2022; 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, 2005, 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 most recently extended by the Boston City Council on March 23, 2016, by the Authority on April 14, 2016, and by the Commonwealth on August 3, 2016, with an extension to April 22, 2022; 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 X 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 most recently

extended by the Boston City Council on March 23, 2016, by the Authority on April 14, 2016, and by the Commonwealth on August 3, 2016, with an extension to April 22, 2022; 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 most recently extended by the Boston City Council on March 23, 2016, by the Authority on April 14, 2016, and by the Commonwealth on August 3, 2016, with an extension to April 22, 2022; 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 most recently extended by the Boston City Council on March 23, 2016, by the Authority on April 14, 2016, and by the Commonwealth on August 3, 2016, with an extension to April 22, 2022; 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 most recently extended by the Boston City Council on March 23, 2016, by the Authority on April 14, 2016, and by the Commonwealth on August 3, 2016, with an extension to April 22, 2022; 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 3, 1962 (Early Land) and December 5, 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 most recently extended by the Boston City Council on March 23, 2016, by the Authority on April 14, 2016, and by the Commonwealth on August 3, 2016, with an extension to April 22, 2022; 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 on 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 most recently extended by the Boston City Council on March 23, 2016, by the Authority on April 14, 2016, and by the Commonwealth on August 3, 2016, with an extension to April 22, 2022; and

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

WHEREAS, to ensure the future success of urban renewal, the Authority believes it is crucial that sufficient time is dedicated to a thorough civic and community engagement process. Authority staff has been working internally on the urban renewal extension for more than a year and has engaged many key influencers and decision-makers, including Mayor Wu and her staff, the Boston City Council President, the Commonwealth; and

WHEREAS, although the urban renewal extension process is well underway, the Authority is seeking a short-term extension of eleven (11) months for twelve (12) of the Urban Renewal plans to allow the Wu administration sufficient time to engage in a thorough process and familiarize themselves with urban renewal in Boston, and to allow the Authority time to evaluate the necessity of a longer-term extension of certain Urban Renewal Plans prior to the sunset date of March 31, 2023; and

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


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

1. That the Authority does hereby modify the Brunswick-King Plan, Campus High School Plan, the CBD South Station Plan, the Charlestown Plan, the Downtown Waterfront - Faneuil Hall Plan, the Fenway Plan, the Kittredge Square Plan, the Park Plaza Plan, the Government Center Plan, the South Cove Plan, the South End Plan, and the Washington Park Plan (together, the "Plans") to incorporate the following language:

"Notwithstanding the termination dates and provisions within this plan, the plan shall not terminate before March 31, 2023."

2. That this modification is found to be a minor modification that does not substantially or materially alter or change the Plans.

Areas Sunsetting April 22, 2022 VS Areas Extended until March 31, 2023

-  Sunsetting
(April 22, 2022)
-  Extended
(March 31, 2023)

