



City Council Hearing: Extension Request for 9 of 14 Urban Renewal Plans

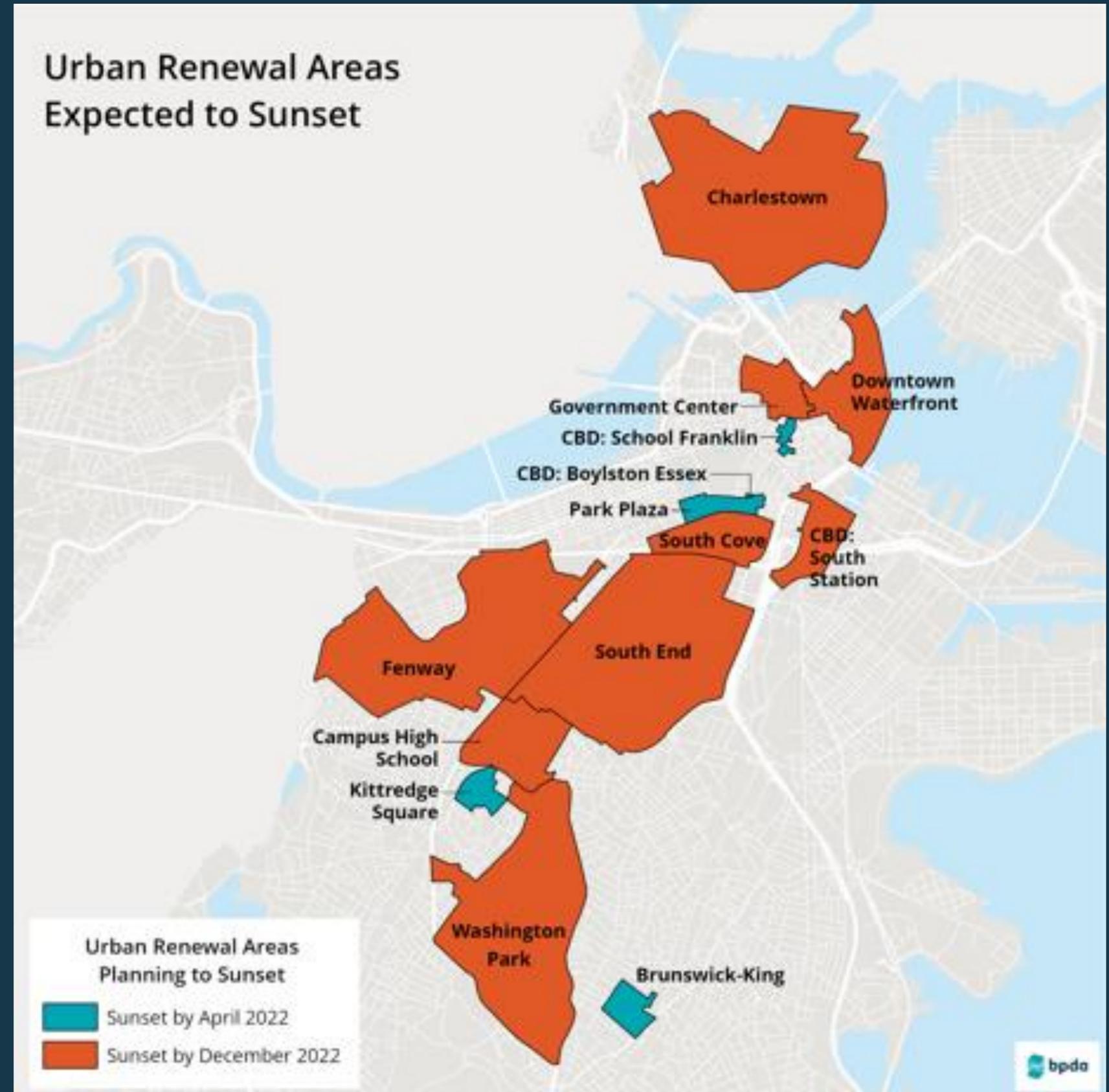
March 22, 2022



Current Proposal:

Sunset 5 Urban Renewal Areas on 4/22/22

Extend 9 Urban Renewal Areas through 12/31/22





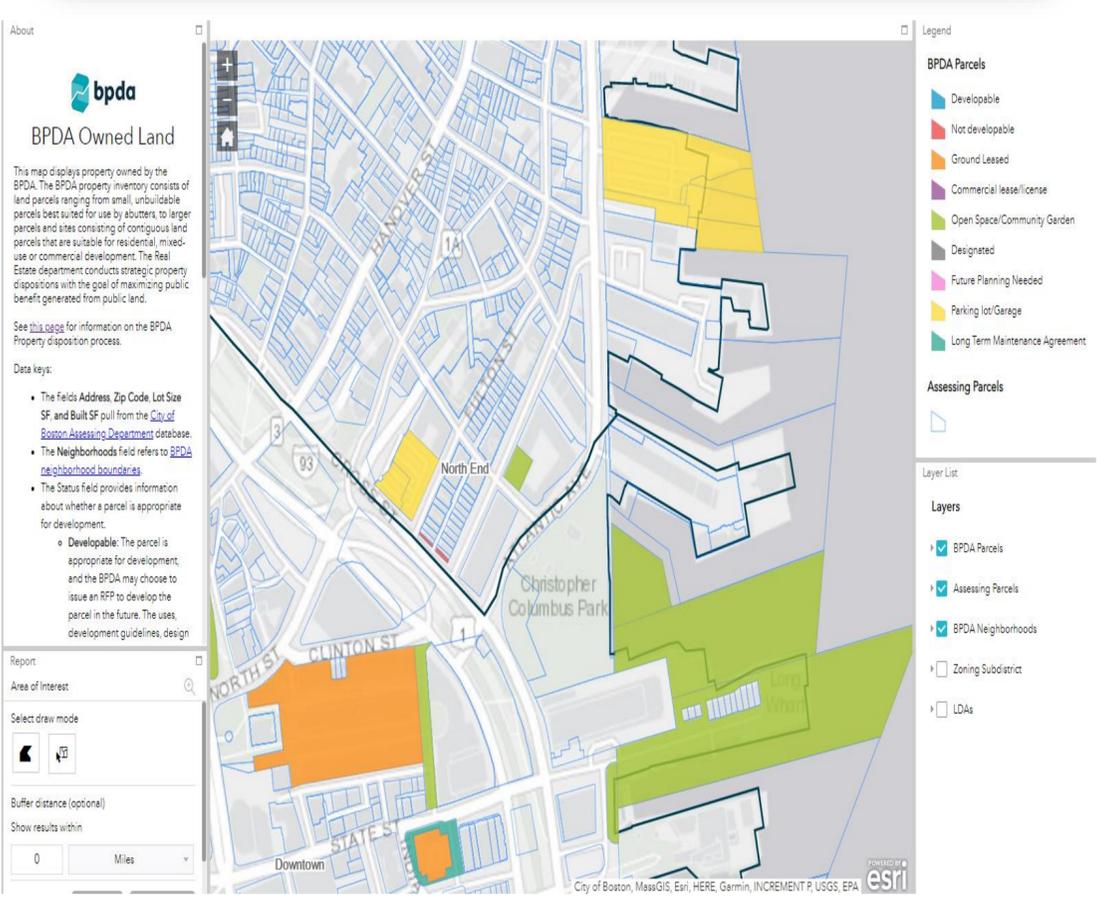
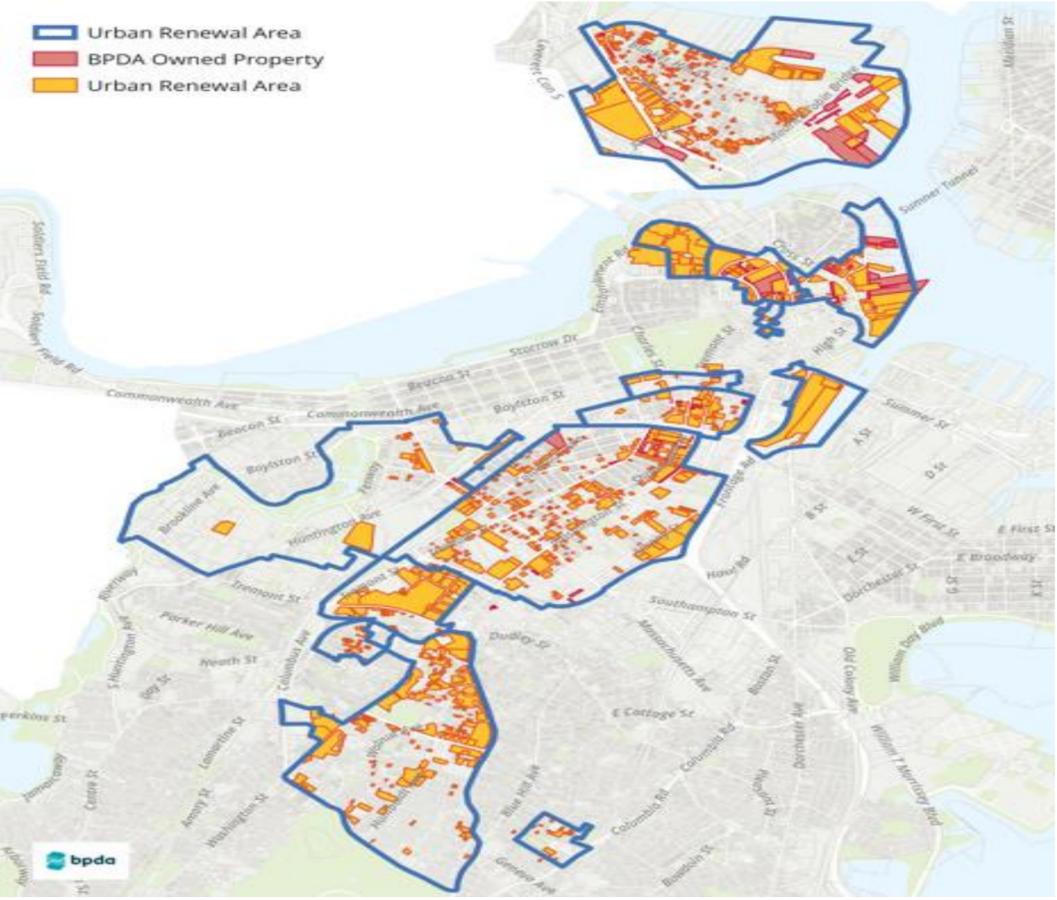
CBD: School-Franklin

Minor Modifications to Urban Renewal Plan

Doc #	Date of Vote	Parcels Affected	Subject
883	8/2/67	*	Approved Urban Renewal Master Plan Project No. Mass. R-82
1062	5/23/68	*	Approved Urban Renewal Plan Project No. Mass. R-82A
5335	9/13/90	A-1	Modified the permitted Land Use of Parcel A-1
5995	3/16/99	A-1	Modified the permitted Land Use of Parcel A-1
6667	12/21/04	*	Approved Extension of Urban Renewal Plan until 4/30/15
7525	12/18/14	*	Approved One Year Extension of Urban Renewal Plan
7585	12/10/15	*	Approved Ten Year Extension of Urban Renewal Plan
7617	6/9/16	*	Approved 60 Day Extension of Urban Renewal Plan
7643	9/15/16	*	Approved Six Year Extension of Urban Renewal Plan

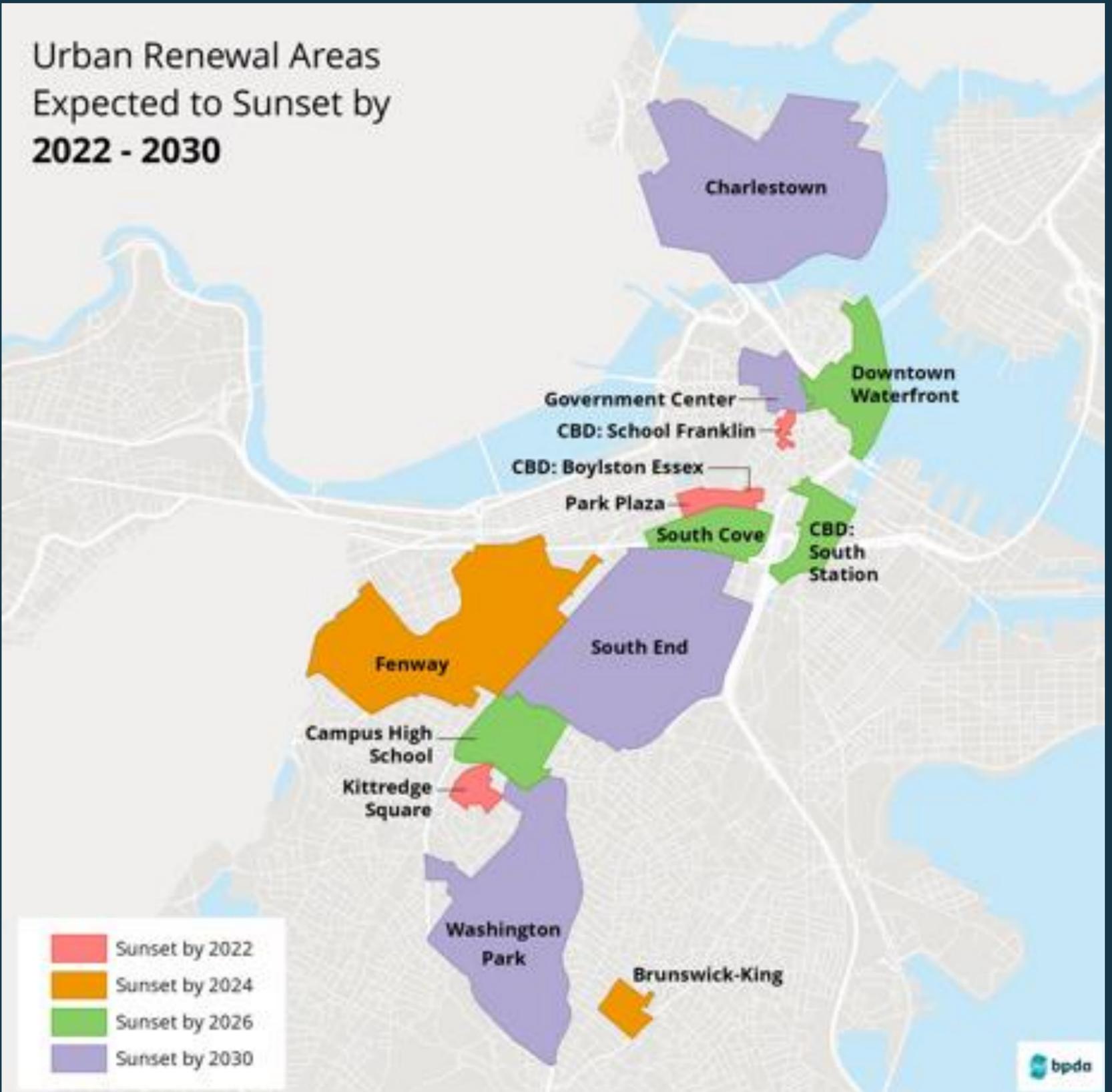
Last Updated: January 18, 2022

bpda | Chris Breen
Urban Renewal Manager





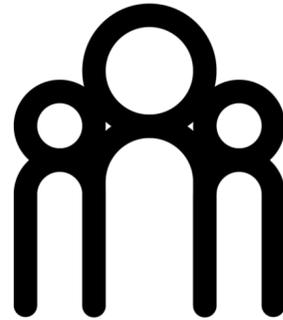
Staggered Sunset Plan



Recommendation for Sunset



Actions Taken



Planning Context



Regulatory Controls



Owned Property

Follow Up Proposal Regarding Boston's 14 Urban Renewal Plans

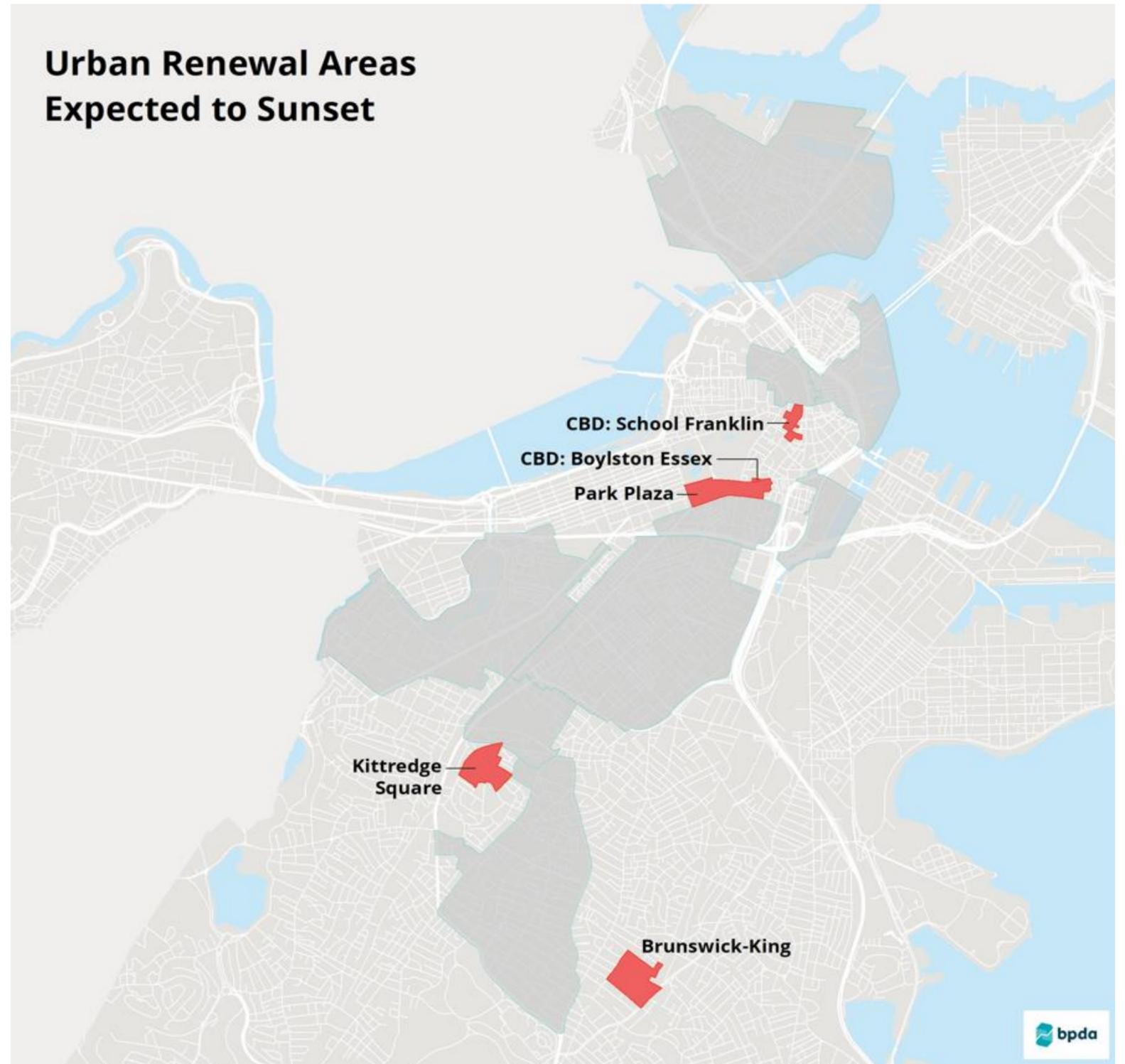
BACKGROUND

On August 9, 2019, the Boston Planning & Development Agency ("BPDA") submitted a *Proposal Regarding Boston's 14 Urban Renewal Plans* (the "Proposal") to the Department of Housing and Community Development ("DHCD"). The BPDA's initial Proposal was submitted in compliance with an Action Plan, as required under DHCD's August 3, 2016 approval of a six (6) year extension for fourteen (14) Boston Urban Renewal Plans, listed herein:

Brunswick-King
Campus High School
CBD Boylston Essex
CBD School-Franklin
CBD South Station
Charlestown
Fenway
Government Center
Kittredge Square
Park Plaza
South Cove
South End
Washington Park
Downtown Waterfront

At the time the Proposal was submitted, the BPDA held community meetings to share the intended strategy relative to the Urban Renewal Plans for the remaining six year extension for five (5) of the Urban Renewal Plans. The Proposal outlined the BPDA's commitment to submitting a final proposal to DHCD that would include more specific proposals for the other nine (9) Urban Renewal Plans by August 2020. Due to the unforeseen impacts of the Covid-19 pandemic, the BPDA requested an extension from DHCD on the submission of the final proposal, as agency-wide community engagement had been put on hold. Over the past year and a half, the BPDA has engaged in extensive outreach, including approximately ten (10) virtual community meetings on specific Urban Renewal Plans. Contained herein is a Proposal that outlines what the BPDA intends to do with 14 of Boston's Urban Renewal Plans over the remaining years of the 6-year extension. This Proposal addresses a timetable for sunseting applicable Urban Renewal Plans, an analysis of whether or not the Urban Renewal Plans should remain as drawn or be modified, and a framework/timetable of action where the BPDA is planning to propose (or not propose) an extension after the current 6 year extension expires. In considering all relevant factors, BPDA staff has taken into account certain themes and action items that emerged throughout its analysis: 1) Existing blight, substandard, and decadent conditions remain today; 2) Need for climate resiliency; 3) Coordination with MEPA; 4) Prioritize Diversity, Equity and Inclusion; and 5) Effects of the COVID-19 pandemic as it relates to the BPDA's engagement on Boston's Urban Renewal Plans.

- CBD: Boylston–Essex
- CBD: School–Franklin
- Park Plaza
- Kittredge Square
- Brunswick King



CBD: Boylston–Essex



CBD: Boylston–Essex



BPDA-Owned

0 Parcels



Restrictions

1 LDA,

1 Assessor ID's



Actions Taken

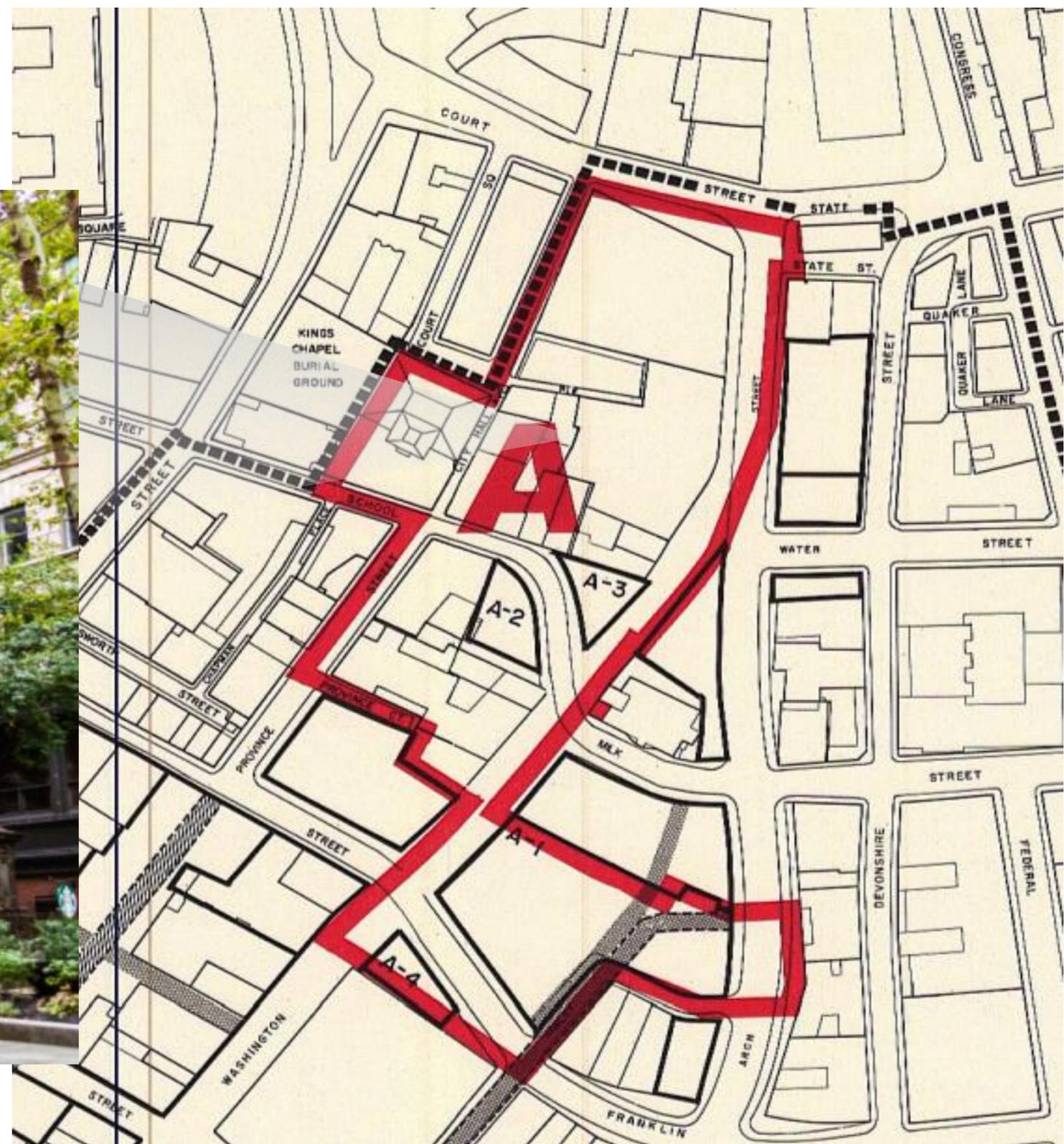
1 Actions



Community Feedback

“... BPDA recommended the potential sunseting of Urban Renewal for this area.”

CBD: School Franklin



CBD: School–Franklin



BPDA-Owned

2 Parcels



Restrictions

2 LDAs,

4 Assessor ID's



Actions Taken

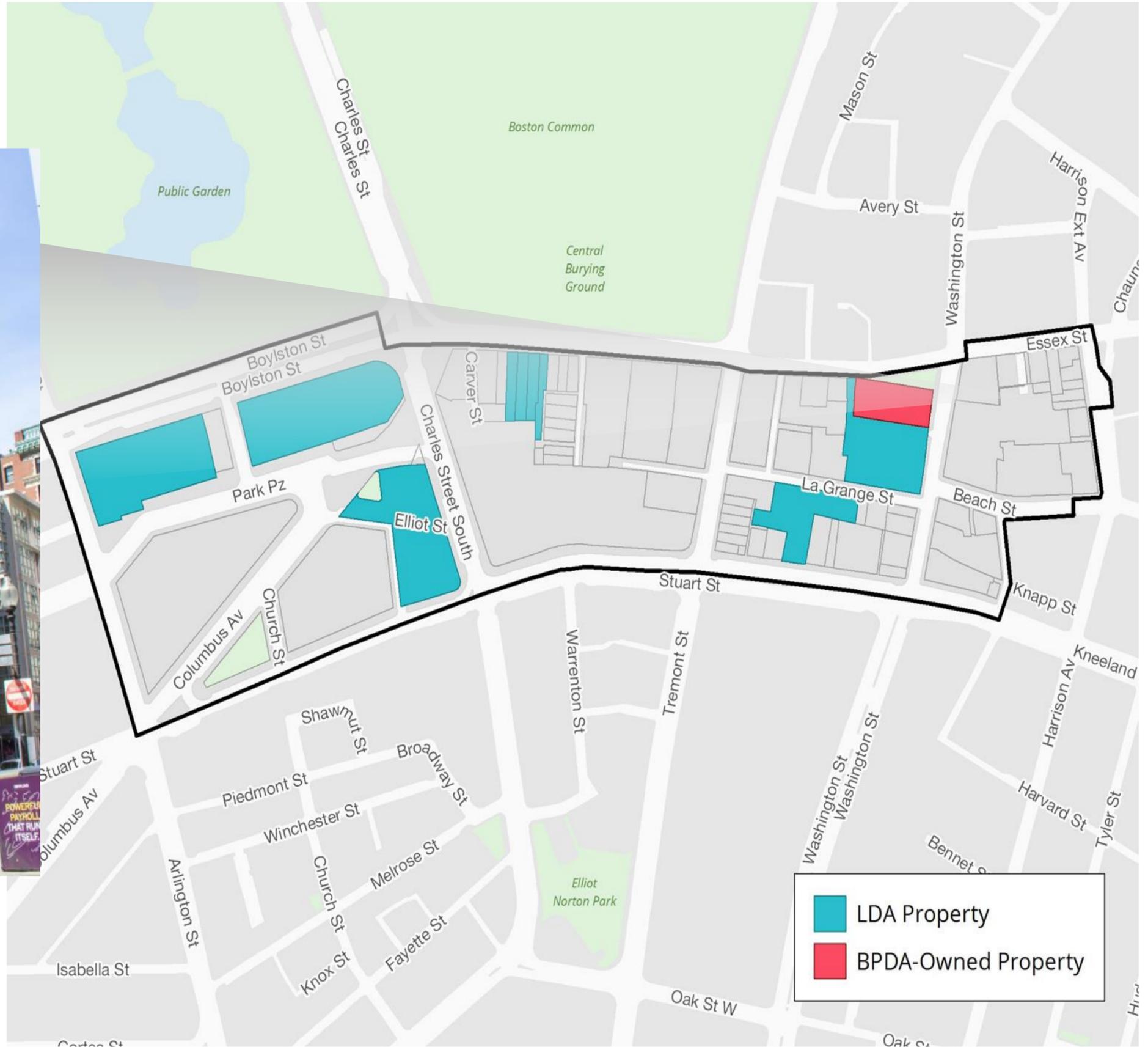
2 Actions



Community Feedback

“...did not express a strong preference to either sunset or renew...”

Park Plaza





Park Plaza



BPDA-Owned

1 Parcels



Restrictions

6 LDAs,
Multiple Assessor ID's



Actions Taken

2 Action



Community Feedback

"BPDA did recommend sunseting the plan in the most recent community meeting"

Brunswick King



Brunswick King



BPDA-Owned

2 Parcels



Restrictions

6 LDAs,

6 Assessing ID



Actions Taken

6 Action



Community Feedback

“Residents [...] felt that the plan could sunset when all parcels are successfully transferred with community involvement to further meet the neighborhood’s needs and goals”

Kittredge Square



Kittredge Square



BPDA-Owned

3 Parcels



Restrictions

28 LDAs,

83 Assessor ID's



Actions Taken

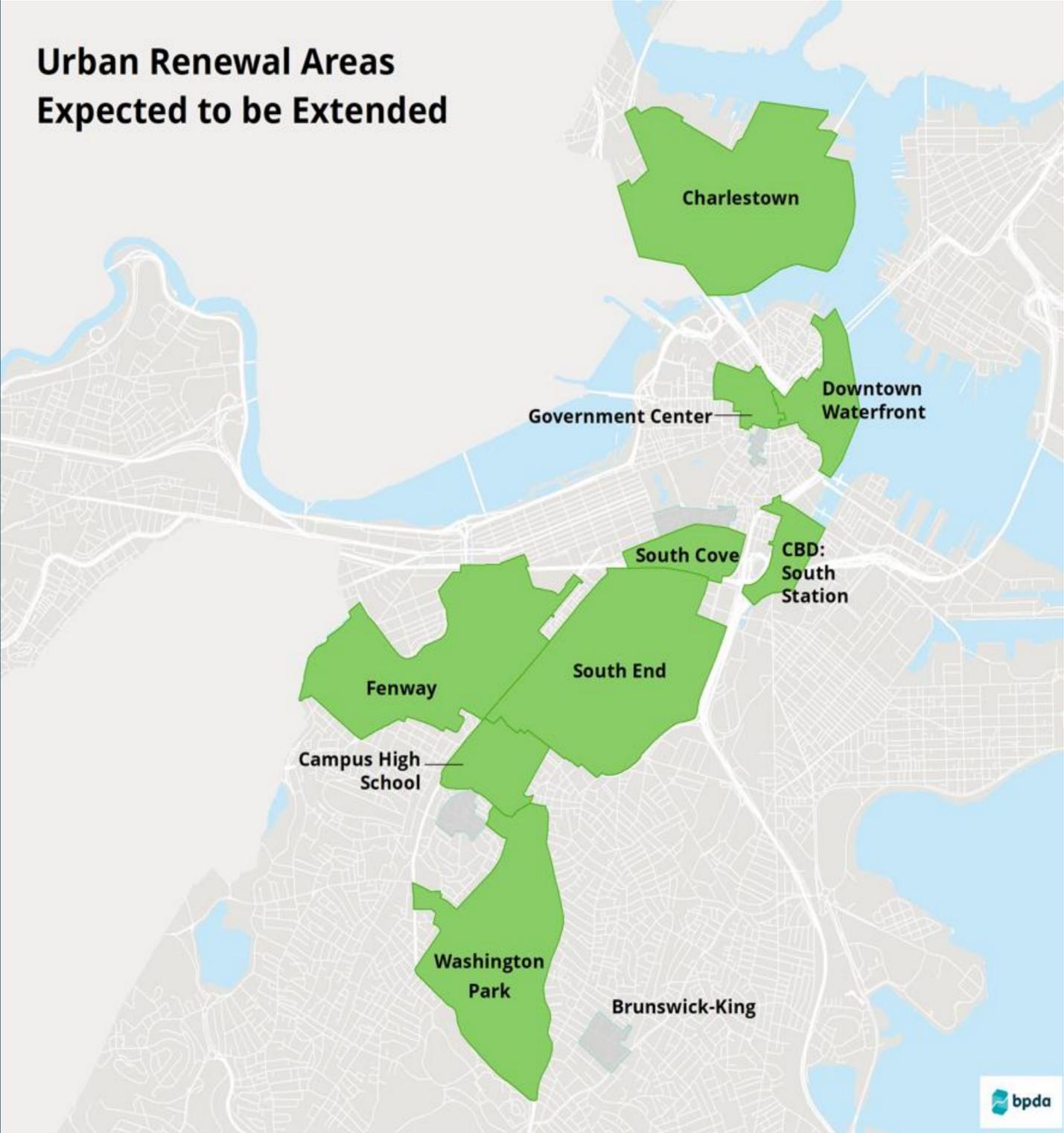
6 Actions



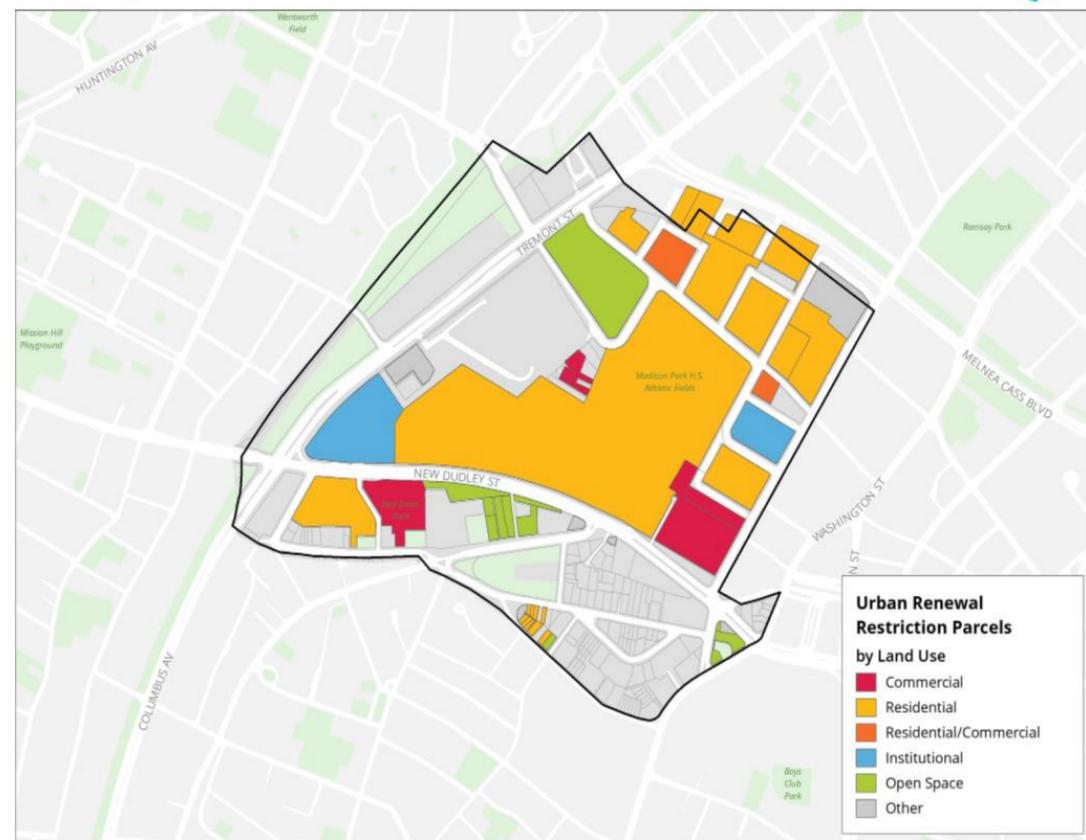
Community Feedback

"...were supportive of a potential sunset of the plan area..."

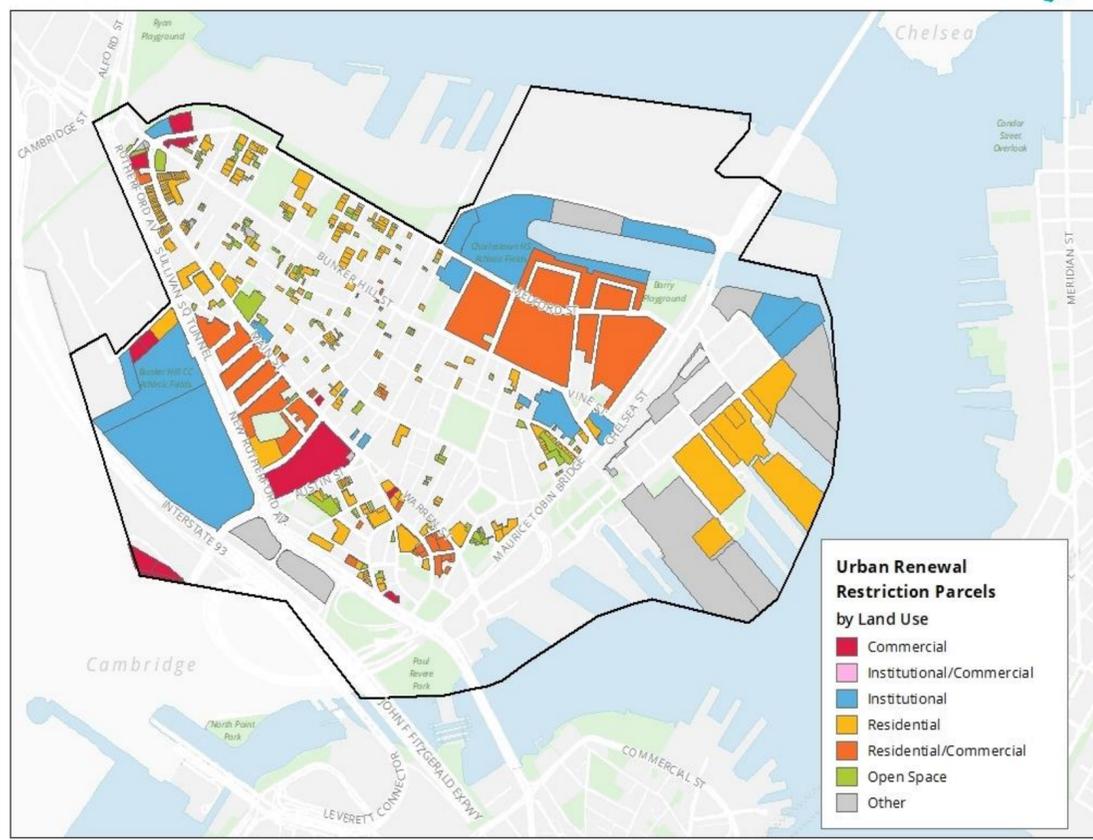
Campus High School
Charlestown
Downtown Waterfront - Faneuil Hall
Fenway
Government Center
South Cove
South End
South Station
Washington Park



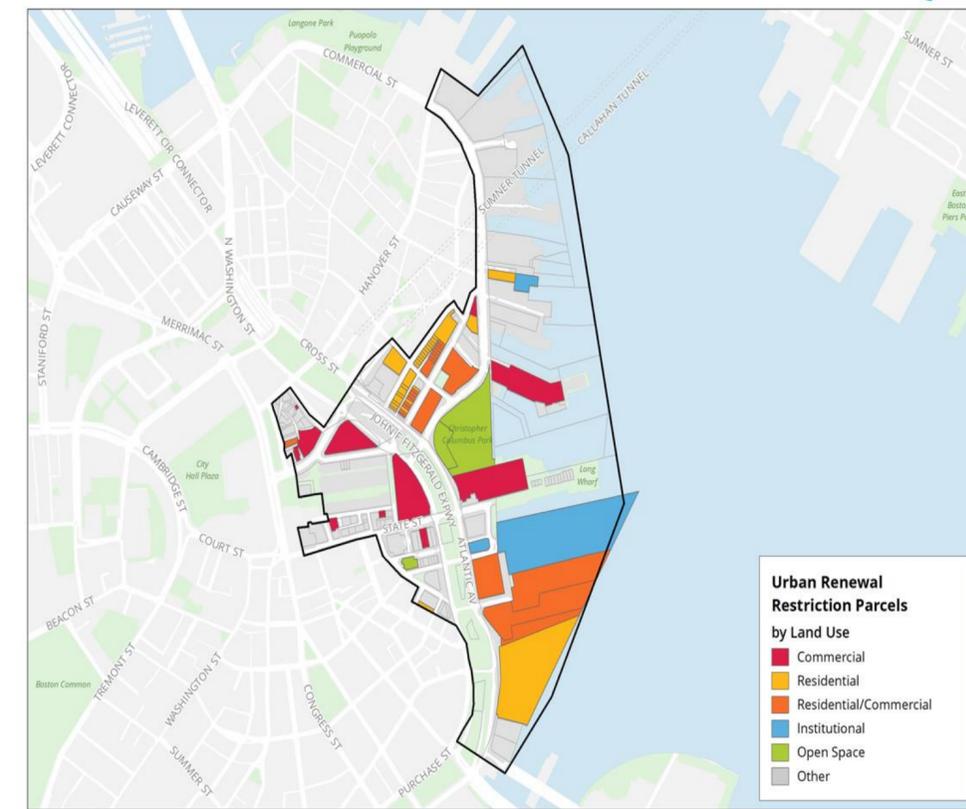
Campus High School Urban Renewal Area



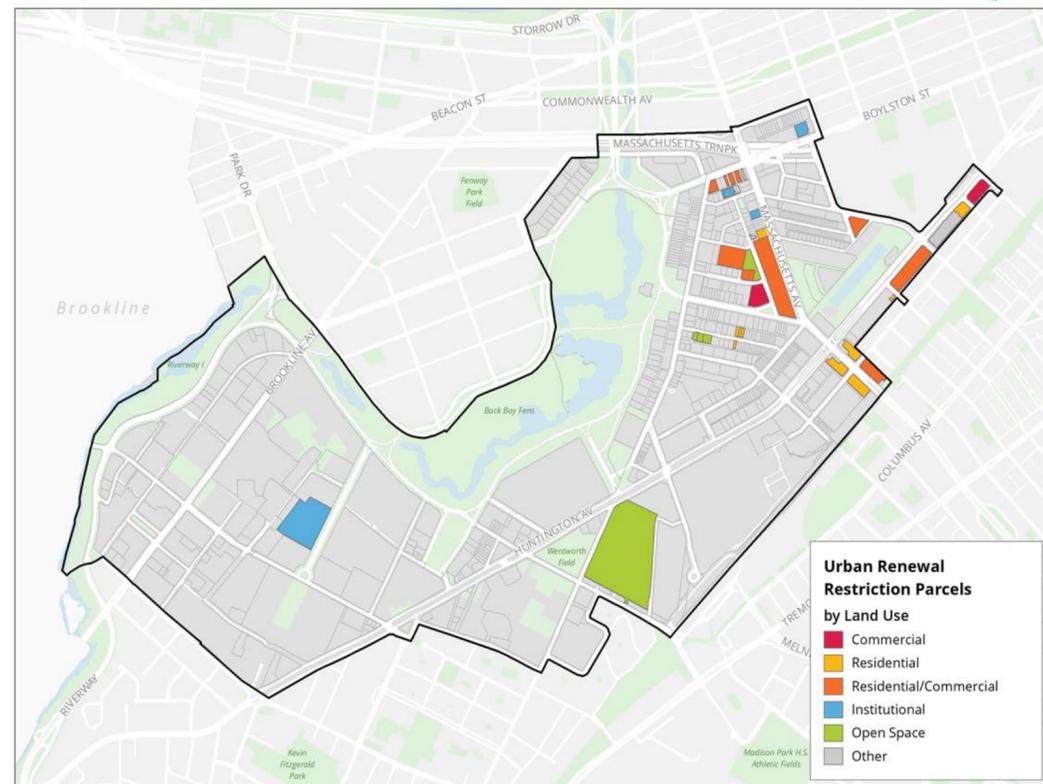
Charlestown Urban Renewal Area



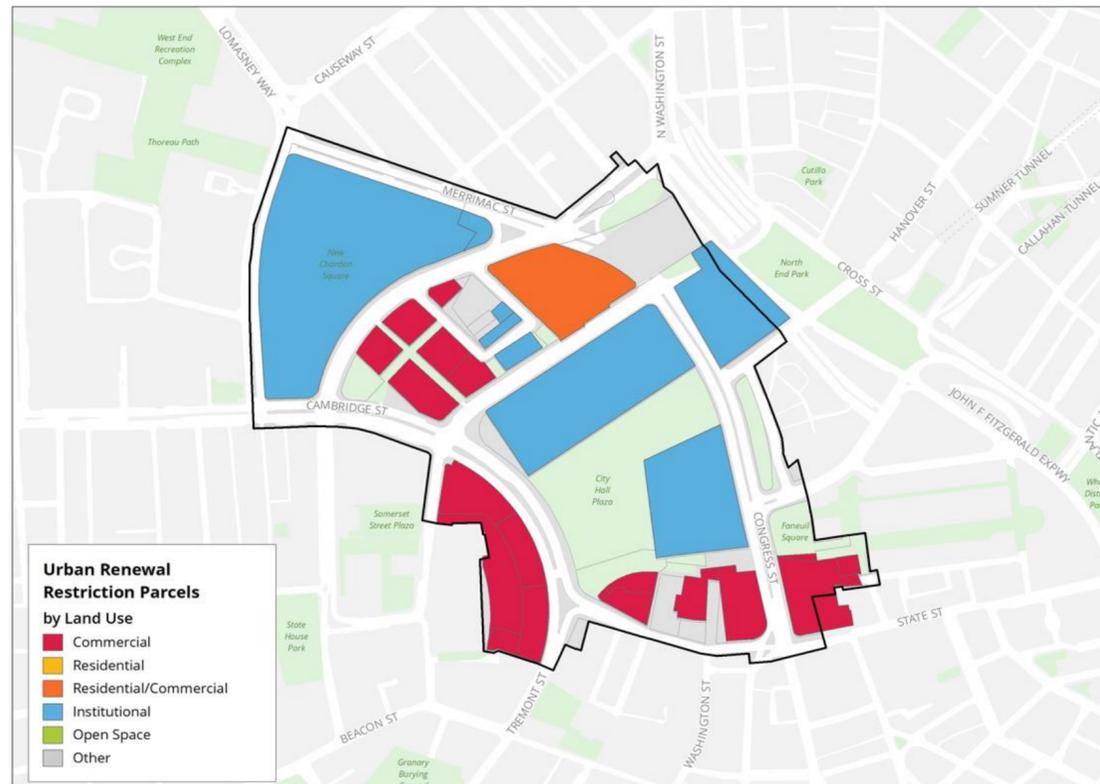
Downtown Waterfront Urban Renewal Area



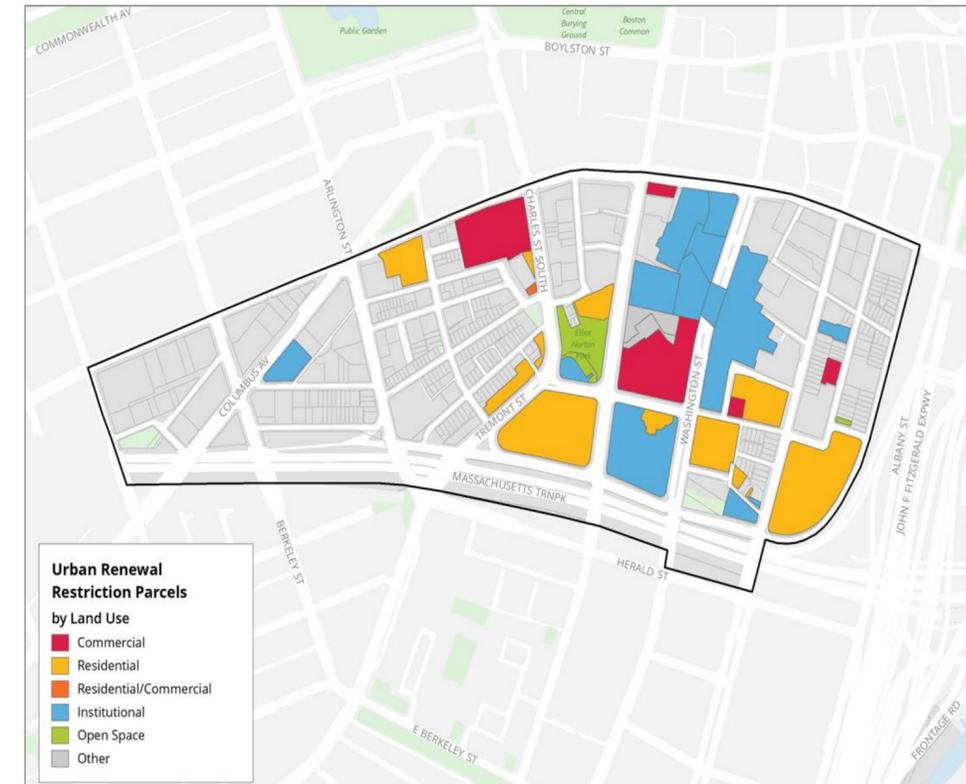
Fenway Urban Renewal Area



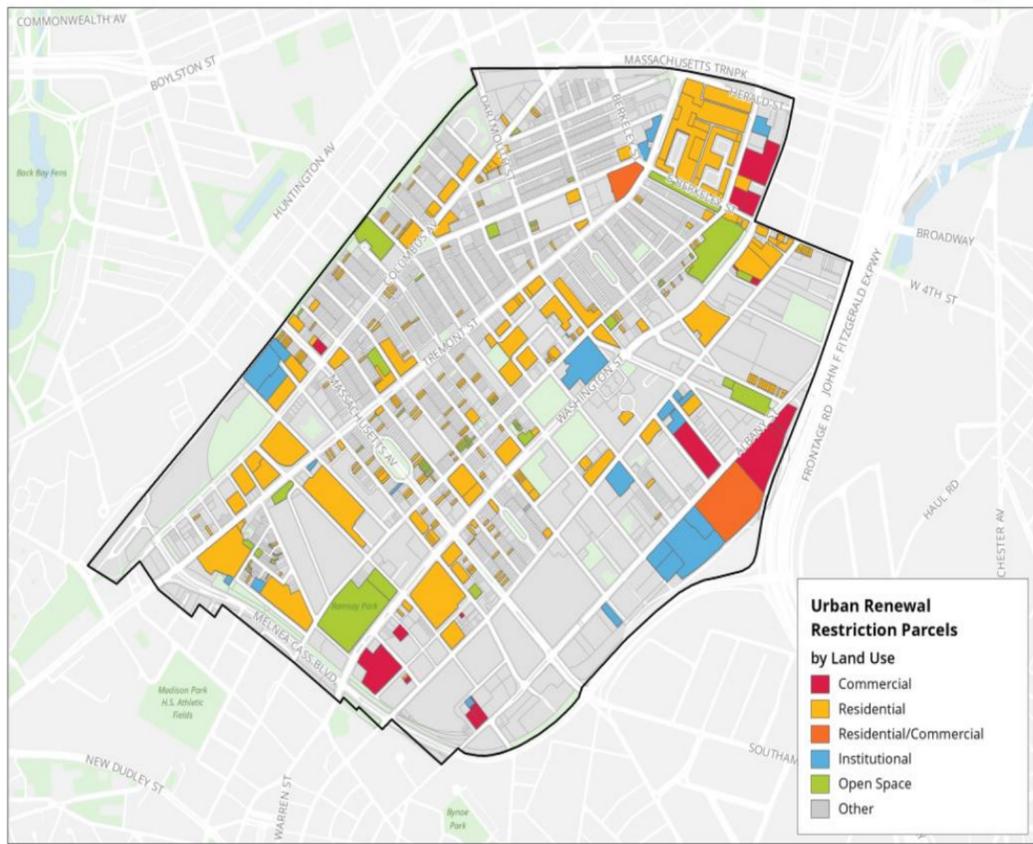
Government Center Urban Renewal Area



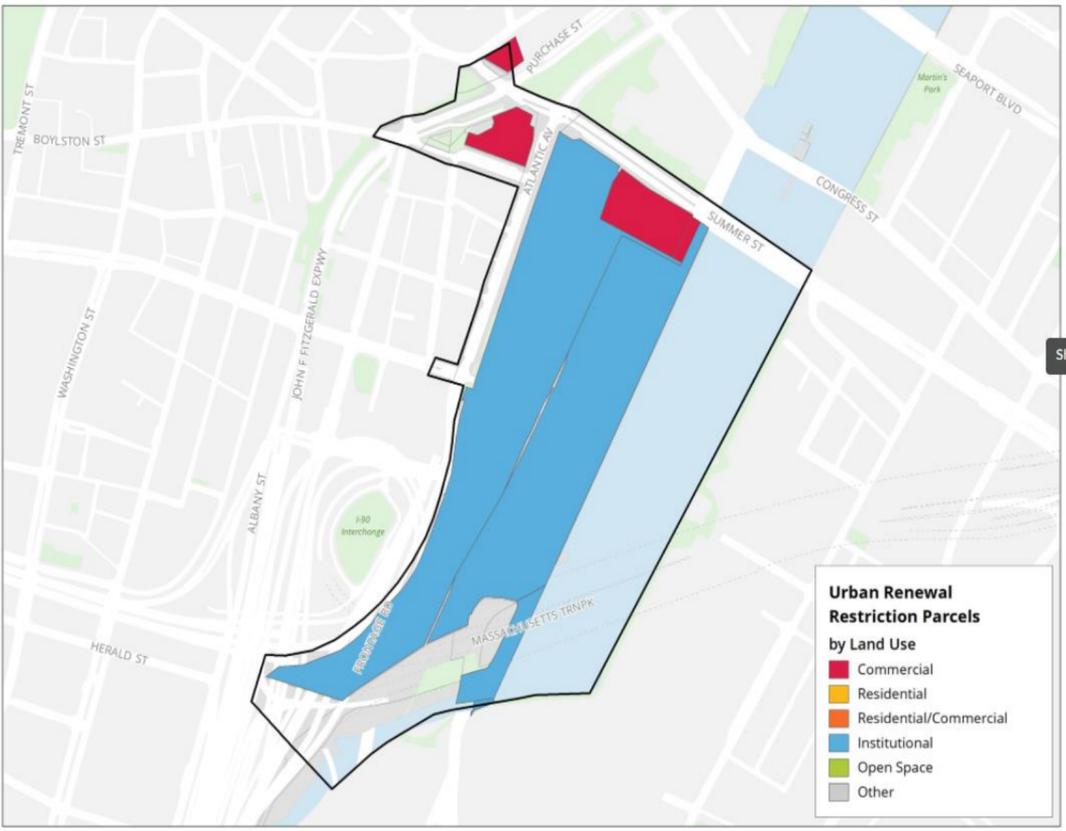
South Cove Urban Renewal Area



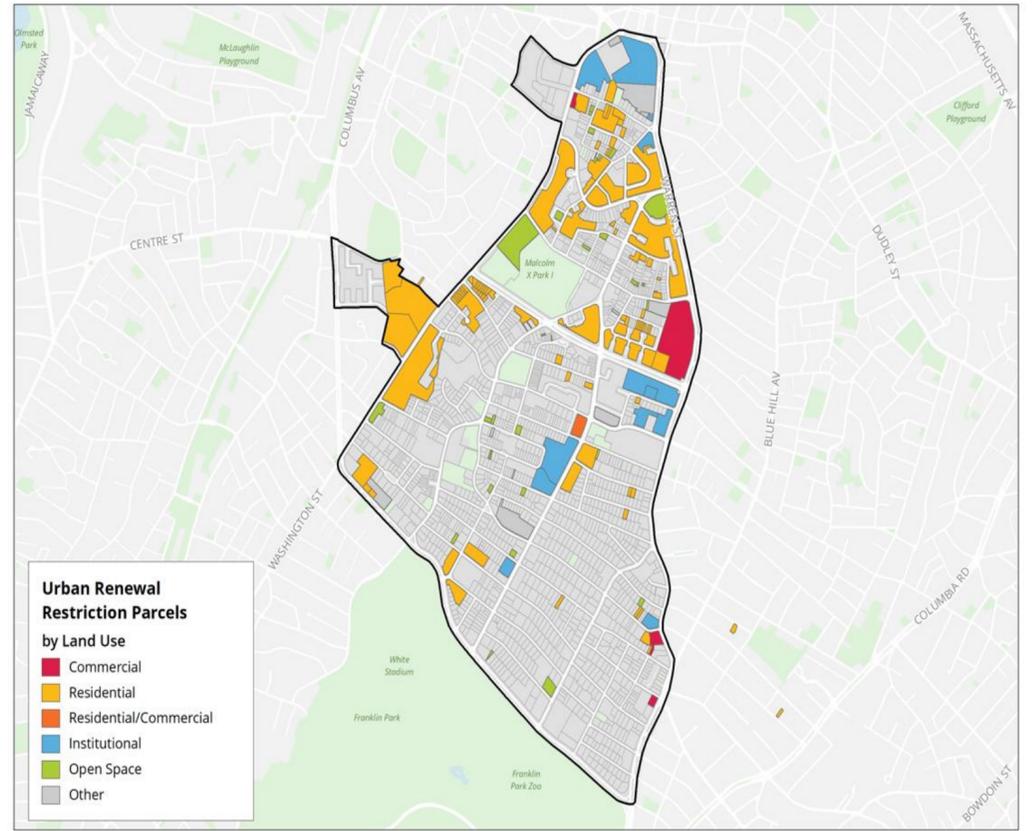
South End Urban Renewal Area



CBD: South Station Urban Renewal Area



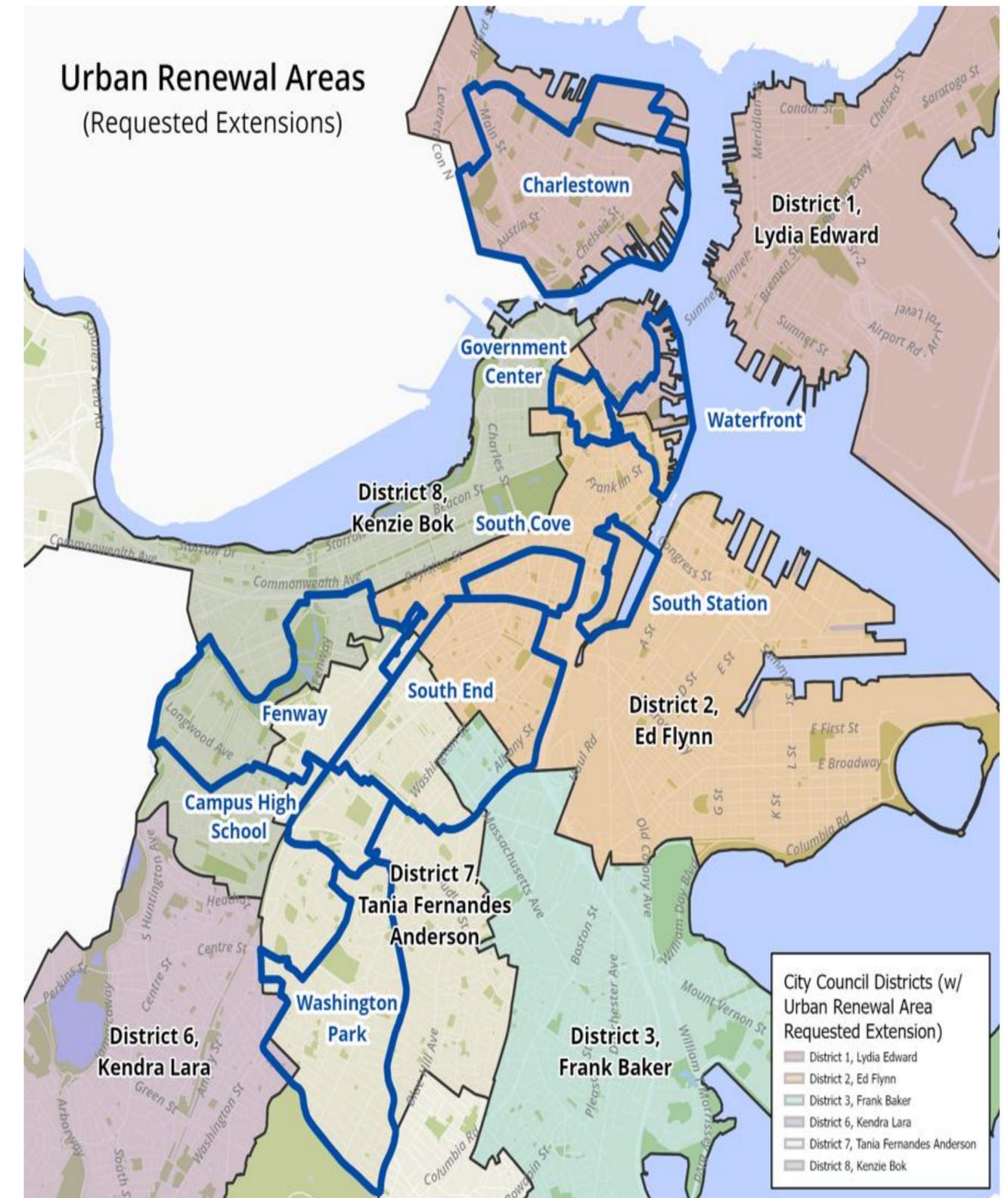
Washington Park Urban Renewal Area



Next Steps:

Immediate: Extension Votes from BPDA Board and Boston City Council; Submit Final Plan to DHCD.

During Extension: Discuss and determine the appropriate timeline for sunseting remaining Urban Renewal plan areas and develop a plan to consider the continued protections provided by LDA's.



Thank You

Remaining Areas:

Campus High School Overview



BPDA-Owned

16 Parcels



Restrictions

16 LDAs



Actions Taken

22 Actions



Community Feedback

“...wondered how upcoming RFP would effect urban renewal ...”

CBD: South Station Overview



BPDA-Owned

1 Parcel



Restrictions

4 LDAs



Actions Taken

7 Actions



Community Feedback

“...were primarily focused on how the city and BPDA can address climate resiliency, sea rise, and future flood paths throughout the surrounding area..”

Charlestown Overview



BPDA-Owned

55 Parcels



Restrictions

293 LDAs



Actions Taken

68 Actions



Community Feedback

“...expressed support for an extension of the plan with strong support for extending land use controls that enforce open space or preservation restrictions.”

Downtown Waterfront Overview



BPDA-Owned

21 Parcels



Restrictions

66 LDA's



Actions Taken

13 Actions



Community Feedback

"...how to best utilize the remaining BPDA owned parcels in the area and concerns over the loss of regulatory restrictions if the plan were to sunset."

Fenway Overview



BPDA-Owned

2 Parcels
+ 36 Air
Rights



Restrictions

20 LDAs



Actions Taken

8 Actions



Community Feedback

"...mixed opinions, indicated a long term vision to sunset.."

Government Center Overview



BPDA-Owned

14 Parcels



Restrictions

22 LDAs



Actions Taken

6 Actions



Community Feedback

“...interested in aspects of preservation curious about future activities.”

South Cove Overview



BPDA-Owned

23 Parcels



Restrictions

29 LDAs



Actions Taken

26 Actions



Community Feedback

“Residents have reached out, interested in discussing the future of BPDA owned parcels within the plan area [including] parcels P-12C and R-1...”

South End Overview



BPDA-Owned

54 Parcels



Restrictions

217 LDAs



Actions Taken

36 Actions



Community Feedback

“Interested in potentially shirking the boundary of the plan area...”

Washington Park *Overview*



BPDA-Owned

49 Parcels



Restrictions

64 LDAs



Actions Taken

29 Actions



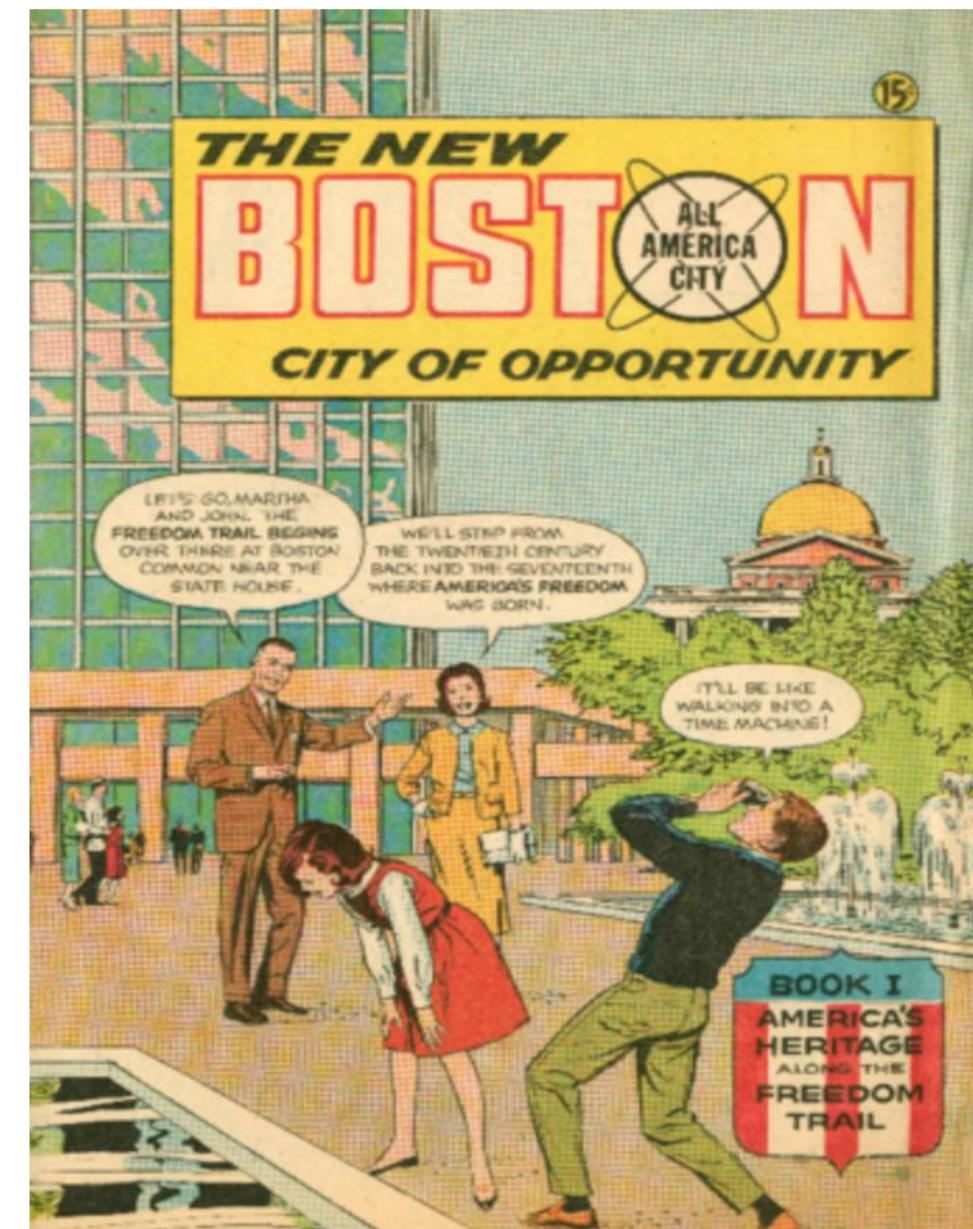
Community Feedback

“Residents concerned with loss of open space or elderly housing units”

What are Urban Renewal Tools?

Urban Renewal Tools

- **Site Assembly**: The agreed upon taking of property to accomplish certain public and private development projects. Property is no longer taken without the agreement of the property owner.
- **Title Clearance**: The taking of property to clear title. Important for financing of projects.
- **Vertical Discontinuances**: Takings of a city's air rights over public ways to maintain and encourage diversity of building type and design in the city.
- **Land Use Controls**: Use, FAR, parking and design restrictions specific to each Urban Renewal Disposition Parcel.
- **Urban Renewal Overlay Districts**: (U* Districts): Special Zoning areas within Urban Renewal Areas.
- **Housing Affordability Restrictions**: Affordability restrictions can be imposed on properties located within urban renewal areas.



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

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

Urban Renewal Benefits



Unique Real Estate Acquisition Options/Disposition Options: The City of Boston is limited by City Charter to only acquire property for municipal purpose.

Ability to Negotiate Directly with Tenants (30B Exemption): The BPDA can negotiate directly with tenants which allows for a large portfolio of ground leases and direct commercial leases to help achieve greater public good.

Enforcement and Re-Negotiation of Land Disposition Agreements: LDA restrictions ensure public policy outcomes specific to a property. UR allows us to renegotiate leverage those restrictions as public policy objectives change.

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

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

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

Economic Development: Ability to acquire a property interest in the context of assisting with Pilot Agreements and or other tax incentive programs, as well as Federal and State Grants.

What is an Urban Renewal Plan?



Goal & Objective Setting: *The Plan*

TABLE OF LAND USE AND BUILDING REQUIREMENTS

LAND USE		BUILDING REQUIREMENTS				
Site Designation	Permitted Uses	Max. Bldg. Height (In Ft.)	Max. Floor Area Ratio	Minimum Parking Spaces	Vehicular Access	Arcades or Ground-Floor Setbacks
A-1	General Business	60	3	--	--	--
A-2	Residential	300	8	3 for each 4 dwelling units	--	--
A-3 ^{2/}	General Office General Business	125	8	600 ^{1/}	Not from Atlantic Avenue	10' in depth along India & Milk Streets and East Frontages
A-4	General Office General Business Transient Housing Institutional	125	6	3 ^{1/}	--	10' in depth along frontages facing on to the water slip between Central & Long Wharves
A-5	General Office ^{4/}	50	5	-- ^{1/}	--	10' in depth along Eastern frontage
A-6 ^{2/}	General Office	250	10	-- ^{1/}	Not from Atlantic Avenue	10' in depth along Northern & Southern, Eastern frontages
A-7	General Office General Business Transient Housing Institutional	150	5	-- ^{3/}	--	10' in depth along Southern frontage
A-8	Public Open Spaces	--	--	--	--	--

^{1/} No open parking permitted.

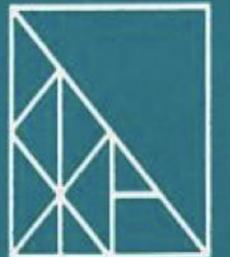
^{2/} No building setback permitted along Atlantic Avenue frontage.

^{3/} If transient housing is developed, 3 enclosed parking spaces shall be provided for each 4 guest rooms. In addition, up to 15 open parking spaces may be provided upon a demonstration of need.

^{4/} In the event this parcel is not disposed of to the New England Telephone & Telegraph Company for an addition to its existing building. The use shall be public open space.

downtown waterfront
faneuil hall
urban renewal plan

BOSTON
REDEVELOPMENT
AUTHORITY



What is an LDA?

🚧 Regulatory Controls: *The Land Disposition Agreement*

- Contract between buyer and seller regarding use of land.



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

HOME ABOUT ARCHIVES CONTACT NEWSLETTER CALENDAR "SUBMIT A POST"

Health & Environment Neighborhood Life

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

By Matt Castel - Wed, Sep 14, 2016

Officials and residents packed the Boston City Council chamber on Tuesday night, yet the operator of the North End Nursing Home said it still plans to close down the 140-bed facility in about a year.

For its part, the **Boston Redevelopment Authority** confirmed that restrictions on the property, designated under urban renewal, must be used for a nursing home and the BRA does not intend to relax those restrictions.



Armed with signs, residents packed the Boston City Council chamber for the hearing on the fate of the North End Nursing Home.

Recent Actions:

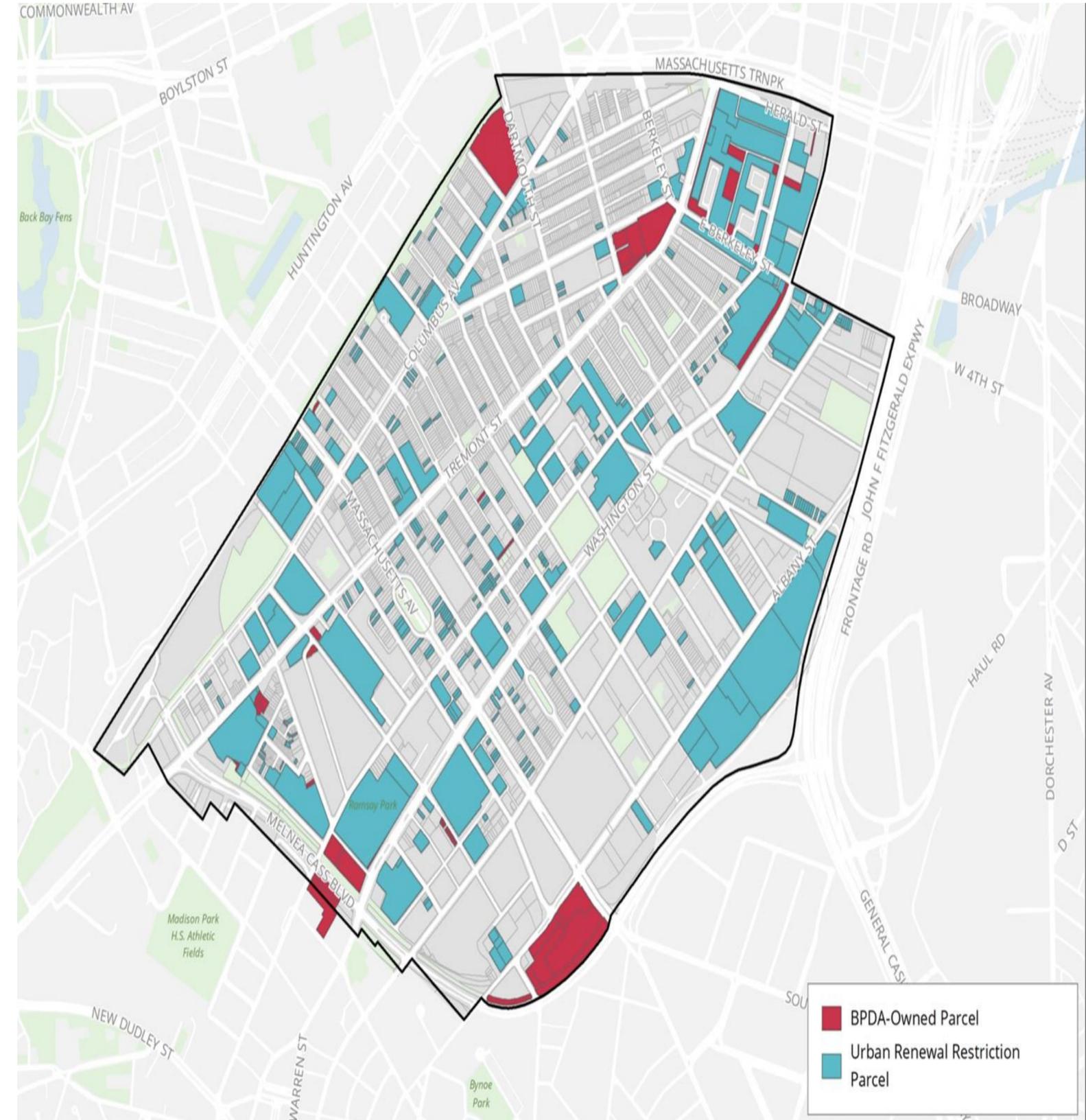


Next Step Example:

South End

TABLE A: LAND USE AND BUILDING REQUIREMENTS

Reuse Parcel Number	Permitted Land Uses	Minimum Set-Back (in feet)	Height (in ft.)		Max. Net Density	Min. Parking Ratio	Planning & Design Requirements
			Min.	Max.			
1-6	See Specific Design Controls for Castle Square, Chapter VI, Section 604						
7	Institutional	AA	AA	AA	NA	Z	B,C,F
8	Institutional, Commercial, Offices Residential	Tremont Street: 20 Berkeley Street: 50	AA	AA	NA	Z	B,C,F,K,EE
9	Institutional, Commercial	Tremont Street: 20 Parcel PB-1: AA Warren Avenue: 10 Abutting Property: AA	AA	AA	NA	Z	B,C,K
10	Residential — upper floors Commercial — floors 1-3 (1)		80	220 (+)	250	1 d.u. — 1 1200 (2)	B,C,F,D,N,BB
11	Residential — upper floors Commercial — floors 1-3 (1)		100	220 (+)	150	1 d.u. — 1 1200 (2)	B,C,D,F,N,BB
12	Residential: Housing for Elderly or Other Residential Subject to Authority Approval	West Newton: 20 Union Methodist Church: See Planning and Design Reqmts.	70 Elderly 24 Other	140 (+) 40 (+)	AA	Elderly: .2 d.u. Other: 1 d.u.	B,C,F,U
14	Residential — upper floors, Commercial — lower floors	Abutting Property: 20 Tremont: 15 Burke: 10	24	40	AA	Z	B,C,D,K
15	Off-Street Parking		AA	NA	NA	NA	B
16	Residential — upper floors Commercial — ground floor (1)	Camden Street: 20 Tremont Street: 20	24	40 (+)	75 (min. 60)	1 d.u. + 1 900 (2)	A,B,C,D,F,K, V,X
17a, b	Residential — upper floors Commercial — ground floor	Z	24	40	40	1 d.u. + 1 900 (2)	A,B,C,D
19a, b	Residential	Abutting Property: 30 West Brookline: 10 Pembroke Street: 10	24	40	45	1 d.u.	A,B,C,F
19c	Residential — upper floors Commercial — ground floor (1)	Parcel P7: 0 Tremont Street: 20	90	120 (+)	40	1 d.u. + Z for other uses	B,C,D,K
20	Commercial	Tremont Street: 20	AA	NA	NA	NA	B,C,K
21, 21a	Residential	Northampton St.: 80	24	40	30	1 d.u.	A,B,C,F
22	Residential (Commercial on ground floor where permitted by Zoning)	Camden Street: 20 Lenox Street: 26 Tremont Street: 20 Abutting Property: 20	24	40	40	1 d.u.	A,B,C,D,F,K, N,V,X



FOR INTERNAL POLICY DISCUSSIONS ONLY

South End Urban Renewal Parcels Renewal Plan

Leases

6

LDAs

217

Deeds

17

Total URA Parcels

435 by Assessor ID



South End Urban Renewal Housing Renewal Plan

Market Rate Housing Units

1,877

Income Restricted Rentals

3,456

Income Restricted Condos

316

Income Restricted Housing Units

(Rents & Condo Total)

3,772

