

; 03/01/18 11:53 PM
;
;;;Boston City Council 180302

>> WELCOME TO THE HEARING ON
DOCKET 0267 ORDER THAT THE
BOSTON URBAN RENEWAL UPDATES TO
THE BOSTON CITY COUNCIL.
I'M MICHELLE WU I CHAIR OUR
COMMITTEE ON PLEASED TO BE HERE
TODAY WITH MANY REPRESENTATIVES
FROM THE BOSTON PLANNING AND
DEVELOPMENT AGENCY.
JUST REVIEW FOR OUR AUDIENCE,
THIS IS NOW OUR THIRD, I
BELIEVE, UPDATE WITH THE BPDA
FOLLOWING THE CITY COUNCIL'S
MARCH 2016 APPROVAL OF THE
SIX-YEAR EX STEPS TO THE 14
URBAN RENEWAL ZONE AND THE
MASSACHUSETTS DEPARTMENT OF
HOUSING AND COMMUNITY
DEVELOPMENT APPROVAL OF OUR
APPROVAL ON AUGUST 3, 2016.
THE PART OF THAT AGREEMENT WAS
UPDATE EVERY SIX MONTHS TO
UNDERSTAND THE PROGRESS TOWARD
THE AGREEMENT INVENTORY AND
OTHER PIECES AND WE'RE EXCITED
TO BE BACK HERE AGAIN IN OUR NEW
CHAMBER WITH YOU ALL.
I'LL JUST HAND IT OVER TO YOU I
SEE WE HAVE MULTI-INCH THICK
PRESENTATION.
GOOD MORNING.
>> THANK YOU FOR YOUR TIME AND
THROUGH TO YOU THE COMMITTEE
MEMBERS.
THANK YOU FOR THE OPPORTUNITY TO
SPEAK WITH YOU ONCE AGAIN ABOUT
URBAN RENEWAL.
I'D ESPECIALLY LIKE TO WELCOME
THE NEW MEMBERS OF THE CITY
COUNCIL TO THE URBAN RENEWAL
CONVERSATION.
AS WE APPROACH THE TWO-YEAR MARK
AFTER THE COMMONWEALTH
DEPARTMENT OF HOUSING AND
COMMUNITY DEVELOPMENT AND CITY
COUNCIL URBAN RENEWAL EXTENSION
APPROVAL, WE WOULD LIKE TO
PROVIDE AN OVERVIEW OF OUR
PROGRESS TO DATE.
THIS IS OUR THIRD CITY COUNCIL

UPDATE AS YOU POINTED OUT, IT WAS AGREED TO BY AN ACTION PLAN THAT THE BOSTON PLANNING AND DEVELOPMENT AGENCY AND THE CITY COUNCIL ARRIVED AT AND I'M HAPPY TO REPORT THAT WE ARE ON TRACK WITH OUR COMMITMENT.

THE MAJORITY OF OUR WORK THUS FAR HAS BEEN CENTERED AROUND THE URBAN RENEWAL LAND POSITION AGREEMENT INVENTORY.

ONCE AGAIN LAND DISPOSITION AGREEMENTS, LDAs, REGULATORY DEVICE THAT THE AGENCY PLACED UPON PARCELS SOMETIMES THROUGH AGREEMENTS THAT ARE SEPARATE AND APART FROM A DEED SOMETIMES THROUGH AGREEMENTS RESTRICTION ON DEEDS THEMSELVES.

PARCELS THAT THE AGENCY AT ONE POINT TOOK OWNERSHIP OF AND SUBSEQUENTLY CONVEYED LONG-TERM LEASE FOR DEVELOPMENT ARE OFTEN SUBJECT OF THESE LAND DISPOSITION AGREEMENT, LDAs THAT RESTRICT OUR OTHERWISE GOVERN THE USE OF THESE PARCELS THAT WE ONCE HAVE CONTROL OVER. THE RESULTS OF THAT LDA INVENTORY PROJECT WILL ONCE AGAIN BE PRESENTED HERE TODAY.

JOINING ME FOR THE UPDATE, RENEE, TO MY RIGHT, RENEE IS OUR GENERAL COUNSEL AT THE BPDA TO MY LEFT IS JANET, FIRST ASSISTANT GENERAL COUNSEL AT THE BPDA TO JANET'S LEFT IS ALLISON, SPECIAL PROJECT MANAGER.

IN ADDITION, RECORDS MANAGER, NATE SMITH, LEGAL ASSISTANT JOE ROSE AND ALEX AND URBAN RENEWAL INTERN, BEN TAYLOR, BIANCA AND MARTIN HAVE ALL MADE SIGNIFICANT CONTRIBUTIONS TO THE URBAN RENEWAL INVENTORY PROJECT WE AT THE AGENCY CERTAINLY THANK THEM FOR THEIR HARD WORK ON BEHALF OF NOT ONLY THE AGENCY BUT THE PEOPLE OF BOSTON.

AS BACKGROUND FOR THOSE OF YOU WHO MAY NOT BE FAMILIAR WITH THIS TOPIC, URBAN RENEWAL DATES BACK TO THE AMERICAN HOUSING ACT

OF 1949 WHEN THE FEDERAL GOVERNMENT BEGAN TO INVEST SIGNIFICANT SUMS OF MONEY TO REDEVELOP CITIES THAT WERE RAPIDLY DETERIORATING WITH THE SUBJECT YOU ARE AN ANY SAKES OF THE NATION AFTER WORLD WAR 2. WAS CREATED AS BOSTON'S RENEWAL AGENCY IN 1957 AND SINCE 1974 THE DEPARTMENT OF HOUSING AND URBAN -- DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT OF THE COMMONWEALTH OF MASSACHUSETTS HAS OVERSEEN URBAN RENEWAL WITHIN CITY OF BOSTON. WHILE URBAN RENEWAL HAS MANY NEGATIVE ASSOCIATIONS HISTORICALLY I'D LIKE TO REITERATE A POINT THAT WE HAVE MADE FREQUENTLY BOTH HERE AT THE CITY COUNCIL AND EXTERNALLY WITH THE PEOPLE OF BOSTON IN THEIR COMMUNITIES. URBAN RENEWAL TODAY IS A MUCH DIFFERENT TOOL. IT IS USED IN A FASHION THAT IT WAS DURING '50s AND '60s AND '70s, WE AS AGENCY EXERCISE THESE POWERS IN A MUCH MORE SOPHISTICATED, SENSITIVE AND LIMITED MANNER. URBAN RENEWAL PROVIDED US WITH A SET OF TOOLS THAT ENCOURAGE RESPONSIBLE REDEVELOPMENT AND REVITALIZATION OF BOSTON'S NEIGHBORHOODS WHERE, BUT FOR THESE TOOLS, DEVELOPMENT MAY NOT HAVE OTHERWISE BEEN POSSIBLE. THE POWERS ARE USED TO MAKE BLIGHT FINDINGS, ASSEMBLE PARCELS OF LAND FOR DEVELOPMENT, CLEAR TITLE OF LAND TO ESTABLISH CLEAR OWNERSHIP, ESTABLISH LAND USE CONTROLS FOR USE SUCH AS OPEN SPACE AND PROMOTION OF AFFORDABLE HOUSING. AS YOU MAY RECALL THE BOSTON CITY COUNCIL APPROVED A SIX-YEAR EXTENSION OF OUR URBAN RENEWAL PLANS IN MARCH 2016. IN APRIL 2016 BOSTON PLANNING AND DEVELOPMENT AGENCY APPROVED AN ACTION PLAN, A REQUIREMENT OF THE SIX-YEAR URBAN RENEWAL

EXTENSION PROVIDING ADDITIONAL BOSTON CITY COUNCIL OVERSIGHT OF OUR URBAN RENEWAL ACTIVITY.

ON AUGUST 3rd, 2016, THE STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT APPROVED OUR REQUEST TO EXTEND OUR URBAN RENEWAL POWERS AND PLAN AREAS THAT COVER PARTS OF CHARLESTOWN, FENWAY, CHINATOWN, THE SOUTH END, ROXBURY, THE DOWNTOWN WATERFRONT, THE WEST END, NORTH STATION AREA AND GOVERNMENT CENTER FOR ANOTHER SIX YEARS UNTIL 2022.

THIS WILL ALLOW THE BPDA TO MOVE FORWARD WITH THE ACTION PLAN. THE APPROVAL CAME AFTER WE FACILITATED A ROBUST YEAR AND A HALF LONG PUBLIC ENGAGEMENT PROCESS TO INFORM RESIDENTS OF BOSTON ABOUT THE HISTORY OF URBAN RENEWAL AND SOLICIT FEEDBACK ABOUT THE FUTURE USE OF THESE TOOLS.

THIS EFFORT INCLUDED OVER A DOZEN COMMUNITY WORKSHOPS, PUBLIC MEETINGS BEFORE THE BOSTON CITY COUNCIL AND A COMPREHENSIVE WEBSITE TO INFORM THE PUBLIC.

WE ARE COMMITTED TO TRANSPARENCY, ACCOUNTABILITY AND RESPONSIVENESS.

TO THAT END, BOSTON PLANNING AND DEVELOPMENT AGENCY CONTINUES TO UPDATE ITS WEBSITE TO REFLECT URBAN RENEWAL ACTIVITY REQUIRING BOSTON PLANNING AND DEVELOPMENT AGENCY FOR THE ACTION.

A WORD ON SO-CALLED MINOR MODIFICATION PROCEDURES ASSOCIATED WITH URBAN RENEWAL, WE ARE NOTIFYING THE CITY COUNCIL AND STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT OF ALL MINOR MODIFICATIONS TO OUR URBAN RENEWAL AREAS.

THE CONCILIATION AGREEMENT FOR THE SOUTH END, NOTIFICATION OF MINOR MODIFICATION WITHIN SOUTH END URBAN RENEWAL PLAN AREA ARE ALSO EXTENDED TO STATE

LEGISLATORS THAT REPRESENT THAT AREA IMPACTED BY THE MINOR MODIFICATIONS PROPOSED. WE'VE ALSO BEEN PROVIDING BOSTON CITY COUNCIL WITH DIGITAL COPIES OF ALL MINOR MODIFICATION NOTICES VIA E-MAIL TRANSMISSION. THE URBAN RENEWAL TEAM AT THE BPDA CONTINUES TO COLLECT GRANULAR DATA IN AN EFFORT TO PREVENT COMPREHENSIVE INVENTORY OF ALL THE LAND DISPOSITION AGREEMENTS.

SINCE THE COMPLETION OF THE SOUTH END URBAN RENEWAL AREA LAST CITY COUNCIL UPDATE IN 2017, THIS TEAM HAS COMPLETED THE LDA INVENTORY OF SOUTH COVE, PARK PLAZA, FENWAY, WASHINGTON PARK AND CAMPUS HIGH SCHOOL URBAN RENEWAL AREAS.

THESE SIX URBAN RENEWAL AREAS WILL BE PRESENTED TODAY AGAIN DEMONSTRATING OUR COMMITMENT TO MEETING THE MILESTONES SET FORTH IN THE ACTION PLAN.

THE MAIN URBAN RENEWAL AREAS LEFT FOR US TO INVENTORY ARE CHARLESTOWN, THE WEST END AND DOWNTOWN WATERFRONT.

WE ANTICIPATE COMPLETING THE LDA INVENTORY OF THESE AREAS BY LATE SPRING OF THIS YEAR.

THE PROJECT CONTINUES, THE PROJECT TEAM HAS BEEN CAREFULLY THINKING THROUGH THE MOST EFFECTIVE AND EFFICIENT WAY TO PRESENT THE DATA ON AN ACCESSIBLE ONLINE FORMAT BY URBAN RENEWAL PLAN AREA.

TYPE OF RESTRICTION IN USE. THE BOSTON PLANNING AND DEVELOPMENT AGENCY URBAN RENEWAL TEAM HAS BEEN WORKING WITH OUR GIS DEPARTMENT TO PROVIDE ONLINE ACCESS TO URBAN RENEWAL INFORMATION THROUGH THE BPDA ZONE VIEWER.

UPON COMPLETION, OF ALL URBAN RENEWAL PLAN AREAS.

THIS ONLINE TOOL IS FUNCTIONALLY PRIOR TO GOING LIVE.

UPON COMPLETION OF THE URBAN

RENEWAL PROJECT WE'LL BE ABLE TO THOROUGHLY AUDIT BPDA-OWNED LAND AND ADDITIONAL FORMALIZED COMMITMENT THAT WE MADE TO THE BOSTON CITY COUNCIL.

ONCE THIS TITLE AUDIT OF BPDA PARCEL HAS CONCLUDED, BPDA STAFF WILL RE-EVALUATE BOUNDARIES TO MAKE RECOMMENDATION FOR MODIFICATIONS TO EXISTING URBAN RENEWAL PLAN AREAS AND EXPLORE THE NOTION OF NEW URBAN RENEWAL PLAN AREAS.

THE ACTION PLAN ALSO REQUIRES THE AGENCY TO EXAMINE OUR EXISTING PROCEDURES FOR DISPOSITION OF BPDA-OWNED LAND AND TO REVISE PROTOCOLS ACCORDINGLY IN SUCH A MANNER THAT REFLECTS COMMUNITY PLANNING GOALS AND PRIORITIES.

WE REVIEWED EXISTING PROCEDURES SURROUNDING DISPOSITION OF OUR LAND AND MADE REFINEMENTS TO THOSE PROCEDURES TO ENSURE TRANSPARENCY.

ALL URBAN RENEWAL LAND DISPOSITION INVOLVE A COMMUNITY PROCESS THAT SOLICITS FEEDBACK FROM THE SURROUNDING NEIGHBORHOOD STAKEHOLDERS.

THE FEEDBACK IS THEN INCORPORATED INTO COMMUNITY PLANNING GOALS AND PRIORITIES. FINALLY I'D LIKE TO UPDATE YOU ON A TOPIC WE DISCUSSED SPECIFICALLY IN 2017 WHEN WE LAST APPEARED BEFORE THE COUNCIL INVOLVING THE DISPOSITION OF AN URBAN RENEWAL PARCEL IN CHINATOWN SO-CALLED PARCEL P12 OWN TREMONT STREET ON THE EDGE OF TOWN.

AFTER A ROBUST COMMUNITY PROCESS DURING THE FALL OF 2017 THE BOSTON PLANNING AND DEVELOPMENT AGENCY RECEIVED IN JANUARY OF THIS YEAR A SUBMITTAL FROM 2 TREMONT STREET, LLC.

A COLLABORATIVE ENTITY OF THE ASIAN COMMUNITY DEVELOPMENT CORPORATION, CORCORAN COMPANY, E-MAIL BOSTON AND TUFTS SHARED SERVICES FOR REDEVELOPMENT OF

PARCEL 12C IN CHINATOWN IN THE SOUTH COVE URBAN RENEWAL AREA OF BOSTON.

THE PROPOSAL ENVISIONS THE EXPANSION OF THE DOUBLE TREE HOTEL WHICH CURRENTLY HAS 140 ROOMS, THE CREATION OF 171 RENTAL AND HOME OWNERSHIP UNITS, 100% OF WHICH WILL BE INCOME RESTRICTED AND A COMMUNITY SPACE THAT IS CURRENTLY ENVISIONED TO BECOME THE CHINATOWN PERMANENT BRANCH OF THE BOSTON PUBLIC LIBRARY, A NEW COMMUNITY LANDMARK WE HOPE.

AT THIS POINT I'LL TURN THE PRESENTATION OVER TO JANET CARLSON, OUR FIRST DEPUTY GENERAL COUNSEL.

THANK YOU, MADAM CHAIR.

>> I THOUGHT FIRST I'D RECAP THE CITY COUNCIL OF THE UPDATES FOR THOSE NEW MEMBERS THEY KNOW WHAT WE'VE COVERED IN CASE THEY WANT INFORMATION.

A SLIDE OF THE ORIGINAL URBAN RENEWAL AREAS THIS IS OLD SLIDE FROM 2003 THE DISTRICT BOUNDARIES ARE NOT CORRECT. LATER SLIDE, THIS SHOWS YOU SOME OF THE ONES THAT HAVE EXPIRED. THESE ARE THE 16 EXISTING PLAN AREAS YOU MAY WONDER WHY WE EXTENDED 14 WE HAVE 16 THAT NEED EXTENDING.

NORTH STATION EXPIRES IN 2020. THESE ARE THE ONES THAT HAVE EXPIRED SOME OF WHICH WERE EARLIER, SOME HAVE HAPPENED SINCE THE 2005 -- THIS IS THE NEW DISTRICT BOUNDARIES WITH PRESENT PLANS.

PEOPLE CAN SEE WHICH URBAN RENEWAL PLANS ARE IN THEIR DISTRICTS.

THEN IN THE FIRST TWO UPDATES I'VE LISTED WHICH PLANS THAT WE'VE COVERED FIRST UPDATE WE DID CENTRAL BUSINESS DISTRICTS, CENTRAL BUSINESS DISTRICT. IN THE SECOND UPDATE WE DID CENTRAL BUSINESS DISTRICT SOUTH STATION.

NORTH STATION, GOVERNMENT CENTER

AND SOUTH END.

JUST TO GIVE A LITTLE BIT OF THE BOUNDARIES FOR PEOPLE, ORIGINALLY AS I MENTIONED IN EARLIER UPDATES, THERE WAS A CENTRAL BUSINESS DISTRICT PLAN THAT WAS PROPOSED AND THE FEDERAL GOVERNMENT SAID NO. BUT WE HAD DONE EARLY PROPERTY ACQUISITION AS ALLOWED BY THEN SO THEY CREATED FOUR LITTLE CENTRAL BIT DISTRICT PLANS. THIS IS BOUNDARIES OF IT, NAME PLEA PUBLIC HOUSING.

THIS IS THE BOUNDARY FOR THE NORTH STATION ONE, THIS IS THE GOVERNMENT CENTER URBAN RENEWAL AREA I USE THIS PLAN BECAUSE IT SHOWS THE STREETS IF I USE OLD PLANS ALL THE STREETS HAVE BEEN RECONFIGURED IT WOULD BE HARD TO SEE.

THIS IS INTERESTING BECAUSE IT SHOWS SUBWAY LINES UNDER CITY HALL PLAZA.

YOU CAN SEE WHAT IS UNDER THERE. THEN WHAT WE HAD DONE IN PRIOR UPDATES WE HAD PUT NEXT STEPS I THOUGHT I'D GO THROUGH UPDATE A LITTLE OF THOSE.

ON THE GOVERNMENT CENTER ONE, WE HAD CITY HALL MRAZA WE HAVE PRESENTLY WORKING ON THE PERMANENT EASEMENT FOR THE MBTA GOVERNMENT CENTER STOP.

WE ARE WORKING ON LICENSES WITH GSA REGARDING BOUNDARIES TO EACH DO IMPROVEMENTS IN ADDITION TO THAT, HAS AGREED TO CUT THE GRASS IN FRONT OF THEIR BUILDING WHICH IS ON CITY HALL PLAZA.

PEMBERTON SQUARE WE'RE STILL WORKING ON WE'VE HAD COUPLE OF MEETING, ISSUE HOW IT'S BEING USED AND WHAT IT SHOULD BE USED FOR WE'LL CONTINUE WITH THE COURTHOUSE AND WITH CITY OF BOSTON.

PUBLIC REALM WE LAID OUT SIDEWALK IN FRONT OF CENTER PLAZA WHICH WAS NEVER THERE BEFORE, MIGHT SOMEBODY OTHER ONES I HAVE TO WORK ON.

THE LAST ONE OVER ON UNION

STREET, THERE SHOULD BE TRANSFER
THAT HAVE PARCEL THAT HAS THE
HOLOCAUST, THAT CANNOT HAPPEN
UNTIL IT'S FINISHED.

THAT WILL BE COMING UP.

NEXT ONE THIS IS THE SOUTH END
BOUNDARY.

THIS IS NOT THE ORIGINAL
BOUNDARIES, WE DID EXTEND THE
LOWER PART TO COVER CROSS TOWN
MANY YEARS AGO.

ON THIS ONE NEXT STEPS WE HAD
PRIOR TO THIS THAT WE WOULD BE
TRANSFERRING PROPERTIES TO
BOSTON NETWORK, THEY HAVE NOW
BEEN TAKEN OVER BY THE TRUSTEES
OF RESERVATIONS, WE'VE MADE TWO
OF THOSE TRANSFERS I'M WORKING
ON TWO MORE.

WASHINGTON STREET WE HAVE TO
WORK WITH, WE OWN A STRIP WHICH
WAS LEFT BY THE ORANGE LINE OF
THE T.

WE HAVE EASEMENTS, NOTICES OF
EXTENSIONS AND RESTRICTIONS.

IN THE LATE '50S WE STARTED
RESTRICTING SOME OF OUR
PROPERTIES WITH RESTRICTION THAT
HAD TERMS OF 30 YEARS PLUS
206789 THOSE TYPE OF
RESTRICTIONS STARTED IN ' 87 WE
STARTED GETTING THOSE WE'VE DONE
NINE NOTICES OF EXTENSION SINCE
' 87.

TO EXTEND 44 UNITS SO FAR.

I THINK TEN WERE IN SOUTH END.

I THINK 24 WERE IN ROXBURY
DORCHESTER.

TEN WERE IN CHARLESTOWN.

NOW WE'LL START OUR UPDATES.

THAT IS OUR NEW INFORMATION.

WE'RE GOING TO DO THE SIX PLANS,
START WITH PARK PLAZA.

SOME OF THEM WILL BE GOING
PARCEL TO PARCEL AND SOME OF
THEM I'LL JUST GIVE FLAVOR FOR
WHAT IT IS AND GIVE YOU SOME
INFORMATION ON IT.

THE PARK PLAZA, THIS IS THE
BOUNDARY.

THE PARK PLAZA SHOULD BE NOTED,
I HAVE IN THE LAST SLIDE THIS IS
ONLY STATE PLAN THAT STATE PLAN
HAS NO FEDERAL INVOLVEMENT.

IT'S WRITTEN QUITE DIFFERENT FROM THE OTHERS WHICH I'LL EXPLAIN IN A FEW MINUTES.

THE PARCELS THAT ARE IN PARK PLAZA ARE -- WE LAID THIS OUT BY THEIR USE.

THERE'S RESIDENTIAL, COMMERCIAL, YOU CAN SEE LOT OF RESIDENTIAL. LET ME GO THROUGH THE SLIDES THERE AREN'T THAT MANY PARCELS. THIS IS THE ELLINGTON PARCEL, PARCEL ONE.

THIS IS THE PARCEL OF PARCEL ONE WHICH IS THE FOUR SEASONS HOTEL ALSO HAS RESIDENCES, I BELIEVE. PARCEL TWO IS ACTUALLY -- FIRST TWO, ONLY TWO WE OWNED THE WHOLE PARCELS.

REST YOU'LL SEE ONLY -- ONLY TRANSFER PIECE.

THIS WAS BUNCH OF ROAD WE HAD SOME DISCONTINUES OF ROAD. CHARLES STREET.

THEN WE HAVE -- WE ONLY OWNED A FEW PIECE, THIS IS EMERSON DORM. WE OWN 46 BOYLSTON BUT WE LAID IT.

THIS IS ONE WITH NCAA BASKETBALL COURT.

THIS IS THE KENSINGTON, WE TOOK FEW PARCELS BUT DIDN'T OWN THE WHOLE SITE.

LASTLY, THIS IS NOT SOMETHING WE TRANSFERRED, THE BUILDING WAS REDEVELOPED IN THE '50S WITH ACTION GRANT BY A PRIVATE PARTY. WHEN THEY WERE GOING TO GET FORECLOSED ON WE PURCHASED IT IN THE EARLY '90s HAVE OWNED IT SINCE.

RECENTLY GONE THROUGH A LOT OF UPDATES.

AND I THINK ARE WE ALMOST READY TO LEASE IT OUT NOW?

>> THE BUILDING IS ABOUT 5% LEASED.

IT'S A REMARKABLE SUCCESS STORY BECAUSE FOR LONG TIME THE BUILDING DID NOT PERFORM WELL WITH REGARD TO TENANTS. BUT NOT ONLY INVESTED A SIGNIFICANT AMOUNT OF CAPITAL IN THE BUILDING TO IMPROVE IT WE'VE ATTRACTED TENANTS AND BUILDING

EVEN GOT WHAT WE'VE REALLY COME TO APPRECIATE AS A SIGNIFICANT MISSION, MOST OF THE TENANTS ARE NONPROFITS.

THE INTERNATIONAL INSTITUTE WHICH PROVIDES EDUCATION OCCASIONAL SERVICE PRIMARILY TO LOW INCOME IMMIGRANT POPULATION, THE URBAN COLLEGE OF NEW ENGLAND IS ALSO A TENANT THERE WHICH PROVIDED HIGHER EDUCATION TO PRIMARILY LOW INCOME RESIDENTS OF THE CITY OF BOSTON.

SO THE BUILDING HAS HAD A 20-PLUS YEAR HISTORY WITH THE AGENCY BUT IS BEGINNING NOT ONLY TO PERFORM WELL AS GROWING BUSINESS CONCERN BUT IN PROVIDING REALLY SIGNIFICANT SERVICE TO THE PEOPLE OF BOSTON. >> NOW IN THE URBAN RENEWAL THIS IS ONLY -- IT IS WRITTEN DIFFERENT THAN THE OTHER PLANS, IT SAYS WITHIN IT THAT CHANGES IN HEIGHT AND FLOOR RATIOS ARE MAJOR MODIFICATIONS YOU'LL SEE MAJOR MODIFICATION COMING THROUGH.

THE OTHER THING THAT'S STRANGE IS IT SEEMS TO IMPLY THAT THESE CHANGES APPLY TO ALL OF THE PRIVATE PARCELS THAT WE NEVER OWNED.

AND I CAN'T SAY EVERYONE COMPLIED WITH THAT I KNOW EMERSON HAS, YOU'VE SEEN THE WHITE BUILDING, I THINK ABOUT TWO YEARS AGO WE CAME THROUGH HAD A HEIGHT CHANGE, A MAJOR MODIFICATION.

I CAN'T SAY THAT EVERY PRIVATE PARCEL IS COMPLYING WITH THAT BECAUSE I DON'T KNOW IF WE COULD ENFORCE THAT.

SOUTH COACH IS NEXT TO PARK MRAZ A. BETWEEN CHINATOWN.

A NUMBER OF THESE, THE HOUSING, YOU'LL SEE WE STARTED OUR FORM OF DEED RESTRICTION IN '87 7 I'M GOING TO LIST AT THE END OF THESE THE DEED RESTRICTED ONES. SO YOU'LL SEE, BUT LOT OF THE BUILDINGS YOU'RE GOING TO SEE WHEN THEY LOOK OLDER PROBABLY

FINANCE THROUGH H.U.D. AND OTHER SOURCE.

THAT'S A NEWER ONE.

THIS IS BRADFORD TOWERS BUT CALLED SOUTH COVE PLAZA EAST AND SOUTH COVE PLAZA WHICH IS COUPLE BLOCKS AWAY BUT THEY WERE DONE AT THE SAME TIME.

IT WASN'T THE HOTEL ORIGINALLY. THEN THE W HOTEL, THIS ONE WE DIDN'T OWN THE WHOLE PARCEL. WE'RE ON THE HOTEL -- WE DID A NUMBER OF PARCELS.

WE DID THE PARCEL IN THE MIDDLE OF THE ROAD AND THE ONE IF YOU'RE LOOKING AT THE TUFTS TO THE RIGHT.

ON LEFT-HAND SIDE WE GAVE A COUPLE OF PROPERTIES UNDER THE GARAGE, WE HAVE LDA ON THE GARAGE.

PARCEL NEXT TO IT WE GAVE SOME PARCELS OUT BUT DOESN'T REALLY HAVE AN LDA ON IT.

WE HELPED TUFTS IN THIS AREA. ALSO DONE NUMBER OF LAND SWAPS OVER THE YEARS WITH THEM.

WE DID SOME PARCELS WE WANT. NEXT ONE IS THE COMMUNITY CENTER.

THIS IS THE DEPARTMENT OF AGRICULTURE, THIS IS CENTER FOR NUTRITION OR SOMETHING.

I FOUND THAT INTERESTING IT'S A FEDERAL GOVERNMENT BUILDING. THIS IS INTERESTING BECAUSE WAS TALKING ABOUT PARCELS P-12C THIS IS THE PARCEL THAT IS IN FRONT OF IT.

IF YOU LOOK WHERE THIS IS, THIS HAS 12, 12A AND 12B THIS WAS GIVEN OUT FOR THE HIGH SCHOOL IN THE '90s IT WAS CONVERTED TO THE HOTEL AS WELL AS YMCA IN THAT CONVERSION WE SWAPPED LAND. WE GAVE THEM A PIECE OF LAND THAT HAS ACTUALLY -- IF YOU LOOK AT THE MAP, THE PART ON RIGHT IS ACTUALLY WHERE THE SILVER LINE EASEMENT GOES UNDER THAT IS SUPPOSED TO BE THE PORTAL THAT GOES UNDER.

THAT REMAINS OPEN SPACE.

AND THEY ACTUALLY -- WE GAVE

THEM THAT LAND THEN TOOK BACK
SOME OTHER LAND AROUND THE HOTEL
TO MAKE IT MORE DEVELOPABLE
PARCEL THAT IS THE ONE THAT WE
PUT OUT.

YOU CAN SEE A NUMBER OF PUBLIC
USES.

THAT IS THE ELLIOTT NORTON PARK.
WHICH IS ALSO PUBLIC.

A FIREHOUSE.

THIS IS QUITE LARGE.

ACROSS IS THE FROM IT IS A
LITTLE PARK.

THE ONLY TIME WE REALLY DO WHEN
WE GET STATE INVOLVED THE LAW
SAYS WE CAN'T DO IT UNLESS WE
GET STATE APPROVAL.

WE'RE WORKING ON THAT.

BOTH BE GETTING THE SAME TERMS.

WE'LL BE APPROACHING THE STATE
TRYING TO GET THAT AS WELL.

BUT THE ONES THAT ARE ALREADY
OUT WILL BE UNDER THE TERMS.

NEXT ONE THIS IS BOSTON CHINESE
EVA VAN GEL CALL CHURCH AS IT
PRESENTLY EXIST.

YOU CAN SEE THESE BIGGER
PROJECTS TOTALLY URBAN RENEWAL.
THE TOWERS IS URBAN RENEWAL
LAND.

THE VILLAGE.

THEN RESIDENTIAL USE ON NEXT
PAIN I SHOULD HAVE THE

AFFORDABLE LIST.

IF YOU LOOK AT THE AFFORDABLE
LIST, WE HAVE DEED RESTRICTIONS
JUST LIKE '87 OR SO.

THERE IS LOTS OF OTHER
AFFORDABLE HOUSING IN HERE BUT
MAINLY CONTROLLED BY H.U.D. AND
THOSE THAT FINANCED.

I'M SURE -- I KNOW SOME OF THEM
LIKE QUINCY TOWERS WAS IN THE --
REFINANCING TO KEEP THE
AFFORDABILITY.

IF YOU LOOK, I PUT HOW MANY
THERE ARE, BECAUSE THEY ALL USE
DIFFERENT TERMS I PUT WHAT THE
INCOME WAS.

BECAUSE SOME USE LOW, I PUT WHAT
IT WAS.

AT THE END I PUT THE TERMS.

YOU CAN SEE IN PERPETUITY.

IN THAT RESTRICTION IT'S NOT

JUST RESTRICTION TO THE BRA BUT
TO SEVERAL AGENCY WE HAVE A
STATE AGENCY THAT WE CAN LAY IN
PERPETUITY IN THERE.
BUT THE ONES THAT ARE JUST US
WOULD HAVE JUST 30 PLUS 20.
SOUTH COVE.
FENWAY.
FENWAY IS A LITTLE BIT
DIFFERENT.
IT'S GOT NUMBER MUCH PARCELS,
BRIAN WAS TALKING ABOUT LAND
DISPOSITION AGREEMENTS.
SOME OF ONES IN THE FENWAY HAVE
REGULATORY AGREEMENTS.
BACK WHEN WE WERE DOING YOU ARE
BACK RENEWAL THERE WERE FEW
PROJECTS AROUND TOWN THAT WE DID
NOT TAKE THE LAND WE LET PRIVATE
PARTIES TRANSFER THE LAND.
BUT THEN LAID DOCUMENT OVER
REGULATORY AGREEMENT THAT
BASICALLY LOOKS IDENTICAL.
IT DOESN'T HAVE TERMS FOR THE
PURCHASE OF THE LAND LIKE MONEY
AND TRANSFERE THOSE TWO SECTION
ARE MISSING FROM THAT.
I'LL SHOW SOME OF THOSE.
THE NEXT ONE SHOWS THE USES.
THE FIRST ONE, THIS IS A NEWER
PROJECT WE ONLY TRANSFERRED,
THIS WAS ORIGINALLY REGULATORY
AGREEMENT, COLUMN A.
HUGE BLOCK.
ACTUALLY THE WHOLE BLOCK.
THEN IN THE '90s I BELIEVE
THEY CAME BACK, AT LEAST PART
THAT YOU ARE GOING TO SEE IN THE
NEXT SLIDE WITH OPEN SPACE, IT
BECAME COLONNADE, WE REDID
DOCUMENTATION, THEY BOTH ARE
LDA/REGULATORY AGREEMENTS.
THEY CONTROL IT.
WHENEVER WE GO AND WE DO NEW
DOCUMENTS LIKE IN THE '90s OR
WHATEVER WE'LL PUT NEW TERM ON
THEM.
WE DO THE PLAN AS MAYBE EXTENDED
OR 40 YEARS FROM THE DATE HERE
OF.
IN THE '90s I THINK WE WERE
DOING 20 YEARS AS WE GOT TO 2000
WE STARTED DOING 40.
NEWER ONES WOULD HAVE LONGER

TERM.

NEXT ONE HERE, EAST AND WEST.
THESE ARE THE ONES THAT ARE
'ROSS FROM SYMPHONY HALL THEY
ARE ON HUNTINGTON AND MASS AVE.
THERE IS AN ISSUE ON THIS,
LISTED IT.

BUILDINGS OF COURSE THE
DEVELOPERS BUT IN FRONT OF EACH
THERE IS -- THEY ARE SUNK IN.
THEY HAVE COMMERCIAL AROUND TH
THEM.

THEY ALSO HAVE THE STOP THERE.
THE B.R.A. OWNS THOSE.
ACTUALLY WHERE THEY SHOULD GO,
HANDICAP ACCESS THOSE SHOULD GO
TO THE BUILDING OWNERS THEN HAVE
TO CHECK WITH PUBLIC IMPROVEMENT
COMMISSION SEE WHAT THEY NEED
THEN -- WE NEED TO GET THE THREE
PARTIES THAT SHOULD OPEN IT
TOGETHER AND DECIDE HOW THE
PARCEL SHOULD GET DIVIDED DUE TO
THE PROPER SURVEY WORK.
THAT OF COURSE WOULD NOT BE ANY
RFP THAT IS STRAIGHT OUT THE
PUBLIC REALM AREAS THAT HAS TO
BE DONE.

NEXT PROJECT, THIS WAS DONE IN
THE EARLY 2000s HAS DEED
RESTRICTED.

ACROSS IS THE, THIS IS THE
TERRACE WHICH IS OLDER PROJECT.
ONE OF MY ARCHITECTS I WAS
TALKING TO THIS MORNING SAID
THEY DO REHAB WORK ON THIS.
THIS BUILDING IS CHURCH PARK,
THAT LONG BUILDING.
YOU CAN TELL WHEN THEY ARE LIKE
'60S AND '70s WITH A LOT OF
COMMENT.

COMMERCIAL ON BOTTOM AND
RESIDENTIAL UP TOP.
BEHIND IS THE WHOLE FOODS.
THEN WE HAVE NEXT TO THE CHURCH
PARK IS THE CAROLINA, WE HAVE
AFFORDABLE UNITS.
I THINK TWO.
THEN WE HAVE COUPLE OF PARKS.
SYMPHONY COMMUNITY PARK, THEN WE
HAVE THE ROAD PLAYGROUND WHICH
IS ALSO CITY OWNED.
WE DEED IT TO THE CITY, IF IT'S
FOR SPECIFIC PURPOSE WE MIGHT

PUT THAT IN THE DOCUMENT LIKE IF
IT'S FOR AGRICULTURE, WE DID
THAT RECENTLY.

I DON'T KNOW IF I HAVE IT ON
THIS ONE BUT ONE OF THE PLANS.
THEN WE HAVE -- THIS IS A
STRANGE ONE.

THAT IS WAY OUT.

THE HIGH SCHOOL.

THIS IS THE BOSTON ENGLISH HIGH
SCHOOL WE 'REQUIRED FRIT THE
CITY GAVE IT OUT TO HARVARD
MEDICAL SCHOOL.

THIS IS SYMPHONY ROSE GARDEN
THIS IS NOT A CITY GARDEN THIS
IS PROBABLY TRUSTEES.

I HAVEN'T GIVEN YOU ALL THE
PARCELS, THERE'S A FEW MORE.

THE FIREHOUSE ON BOYLSTON
STREET, THAT ICA USED TO BE IN I
JUST GAVE YOU A FLAVOR FOR THAT.
THESE ARE THE DEED RESTRICTIONS,
REMEMBER FROM LATE '50S ON THAT
WERE IN THAT AREA.

MOST OF THE TRANSFERS WERE MADE
PRIOR TO THAT.

THE NEXT STEPS I THINK WE NEED
TO FIX THOSE PLAZAS IN FRONT OF
SYMPHONY EAST AND WEST.

THE NEXT THING, CAMPUS HIGH
SCHOOL.

CAMPUS HIGH SCHOOL WAS LIKE
EVERYTHING WE TOOK A LOT OF
PROPERTY HERE.

WHAT IS INTERESTING ABOUT THIS,
THIS IS THE ORIGINAL PLAN IF YOU
LOOK AT THE ROADS HERE YOU CAN
SEE WHAT THEY THOUGHT THEY WERE
DOING.

THEY WERE PUTTING THE HIGHWAYS
IN, THAT IS NOT WHAT HAPPENED.
YOU'LL SEE IN THE NEXT IT BECAME
ONE ROAD, TREMONT STREET.

THE PLAN WAS TO DO THE HIGHWAY.
THIS IS ALSO -- I'M GOING
THROUGH A -- PRETTY MUCH ALL OF
THEM I WILL GO THROUGH I THINK.
YOU CAN SEE THERE'S A LOT OF
PUBLIC LEAR.

SOME OPEN SPACE AND SOME
HOUSING, LOT OF THE HOUSING
ESPECIALLY TO THE UPPER RIGHT IS
MADISON PARK, FIRST WE'LL GO
THROUGH OPEN SPACES THIS IS THE

PARK WHICH IS DOWN NEXT TO THE ISLAMIC CENTER.

WE GAVE PROPERTY TO THE COMMONWEALTH FOR THE ROXBURY HERITAGE STATE PARK.

I KNOW THEY NEWSSED THAT NAME. THIS IS THE PARK THAT IS ON THE BOULEVARD.

THIS IS JUST, I THINK IT'S GORDON PARK, THIS IS THAT LITTLE PARCEL THAT IS IN THE MIDDLE OF THE ROAD.

THESE ARE THE HIGH SCHOOLS, THERE'S TWO OF THEM ON THAT PARCEL.

THE POST OFFICE IS ANOTHER U.S. GOVERNMENT ONE WE DID THAT IS DONE WITH THE HIGH SCHOOL. THEN WE HAVE THE CENTER THAT WE GAVE TO THE COMMONWEALTH OF MASSACHUSETTS.

THE ONLY THING SO FAR THAT'S BEEN DEVELOPED ON PARCEL P3 IS P3I WHICH IS WHITTIER STREET HEALTH CENTER BEHIND THE REGGIE LEWIS TRACK CENTER.

DOING THIS, WE HAD TO DO ALL SORTS OF THINGS THERE'S A ROAD BETWEEN THE TWO BUILDING THAT DOESN'T LOOK LIKE A ROAD L. IS A SUBSTATION BEHIND THIS BUILDING. THIS IS THE GOOD SHEPARD CHURCH OF GOD AND CHRIST WHICH IS BEHIND P3.

ISLAMIC CENTER, PUT ON THE OTHER SIDE BUT THIS ORGANIZATION. THIS IS NEXT TO THE PARK.

NOW, THIS ONE, THIS IS THE OLD BHA WHITTIER STREET RESIDENCES, AND THIS ACTUALLY WE DIDN'T -- I DON'T THINK WE GAVE THE PROPERTY OUT.

NEVER OWNED IT.

WE MADE IT A FEW YEARS AGO BECAUSE OF CHOICE GRANT. ONE OF THE THINGS GOING TO EXPLAIN IN THIS AREA IS THE USE OF URBAN RENEWAL OVERLAY DISTRICT WHAT WE CALL U DESIGNATION.

IF YOU HAVE URBAN RENEWAL PLAN ONE THING YOU CAN DO IS YOU CAN HELP WITH SOME ZONING ISSUES MAKE IT A LITTLE BIT EASIER FOR

CERTAIN DEVELOPS BY DOING URBAN
RENEWAL OVERLAY.

WE GO THROUGH A PROCESS THEN WE
RECOMMEND TO THE ZONING
COMMISSION THE ZONING
COMMISSION.

BUT THE KEY IS THE ZONING IS
THROUGH A DOCUMENT WITH THE
B.R.A.

SO WHEN WE LAY THIS OUT WE HAVE
TO HAVE DOCUMENT WHAT I DID ON
THIS PROJECT I LAID REGULATORY
AGREEMENT OUT WITH THE BHA.

THIS IS THE ONE THAT WE APPLIED
FOR CHOICE GRANT, LET ME SHOW
THE OTHER TWO.

THESE ALSO, I DIDN'T SHOW YOU
PICTURES BECAUSE THEY'RE ABOUT
TO BE REDEVELOPED.

WHAT IS THERE NOW IS COMMUNITY
CENTER.

THIS IS GOING TO BE SIX UNITS OF
HOUSING, AND HOUSING IS GOING TO
GO UP GOING TO BE ACCESS ROAD IN
THE MIDDLE, NOT A ROAD, PROBABLY
A DRIVEWAY.

THESE ALL ARE UNDER THE U
DESIGNATION, ALL PART OF THE
CHOICE.

THAT IS THE BOUNDARY FOR THE
URBAN RENEWAL OVERLAY DISTRICT.

EACH WOP OF THESE PARCELS WE
HAVE TO HAVE AGREEMENTS ON THE
USE.

URBAN RENEWAL OVERLAY DISTRICTS
DO NOT GIVE YOU ALL OF YOUR
ZONING, IT GIVES YOU YOUR USE
DIMENSIONAL PARKING AND LOADING.
IF THERE IS A GROUNDWATER --
THANK YOU.

GROUNDWATER, YOU STILL HAVE TO
DO THAT BUT THE USES ARE BIG.
APPLYING FOR H.U.D. GRANT
BECAUSE YOU HAVE ALL OF THE
APPROVAL.

THIS GOT THEM TO THAT POINT,
THAT IS WHY THEY USE.

NOW WE'RE GOING TO DO MADISON
PARK.

IT HAS ALL OF THOSE PROPERTIES
AROUND IT AND LOT OF -- MADISON
PARK TOWN HOMES SCATTERED
THROUGHOUT.

THESE WERE ALL GIVEN OUT A LONG

TIME AGO, WE'VE RECENTLY UPDATED ALL OF THE LDAs, GOING BACK JUST A SECOND.

WE DID URBAN RENEWAL OVERLAY ON THESE PROPERTIES HERE WE HAD LDAs AND I REDID ALL OF THEM UPDATED THEM OR EXTENDED THEM. THESE ARE ALL THE MADISON PARK TOWN HOMES, ALL SCATTERED YOU CAN SEE THE SITES.

A LOT OF REHABILITATION IN THIS AREA.

MADISON PARK IV, MAY HAVE DONE SOME WORK ON THIS.

I'M LOOKING FOR MORE.

HAS COME IN RIGHT NOW THEY WANT TO DO NEW SYSTEMS AND GOING TO DO NEW EXTERIOR, TOO.

THIS ONE UNDER CONSTRUCTION.

THIS ONE NOT MADISON PARK THIS IS ACTUALLY ON THE OTHER SIDE OVER BY ROXBURY HERITAGE PARK. THIS IS RESIDENTIAL COMMERCIAL BEHIND THAT AREA.

WE DEED RESTRICT HERE THIS ONE WHICH IS BREAUX GARDEN BEHIND THE POST OFFICE.

THERE'S LOTS OF AFFORDABILITY BECAUSE ALL OF THOSE WITH MADISON PARK ARE ALL TO OTHER RESTRICTION.

THIS ONE, I THINK THERE'S SOME STREETS THAT WE HAVE TO RESEARCH THAT WE PROBABLY NEED TO GIVE UNDERLYING FEES TO THE CITY. THEY HAVE BEEN LAID OUT BUT NEED TO CHECK ON THAT.

YOU LOOK HERE, IT'S PRETTY MUCH OPEN SPACE AND RESIDENTIAL.

IT'S A SMALL

KITTREDGE SQUARE.

OKAY.

THIS IS -- I JUST -- I'M NOT DOING EVERY PARCEL IN THE LAST TWO JUST GIVE YOU A FLAVOR. PEOPLE'S HOUSES, BACK YARD, I'M NOT GOING TO SHOW YOU THIS. JUST GIVE YOU UNDERSTAND THIS IS COMMUNITY GUARD THEN WE GAVE TO THE AREA, TRUSTEES AND RESERVATION NOW. THAT IS ANOTHER ONE.

THIS IS ONE, KIT RECOMMEND.
KITTREDGE.
SENSE OF WHAT KIND OF PROPERTY,
SOME ARE OLD, SOME ARE NEW.
THIS IS A NEWER ONE, HIGHLAND
PARK II.
THIS IS AN OLD BHA OWNED ONE.
MAINLY HOUSING.
THESE ARE THE AFFORDABLE HOUSING
THAT I COULD FIND WHEN I WENT
THROUGH ALL THE LDAs AND
SEARCHED THEM AND THEIR TERMS.
YOU CAN SEE THESE ARE 30 PLUS
20.
WASHINGTON PARK.
WASHINGTON PARK, I'M NOT GOING
THROUGH EVERY PARCEL BUT THIS IS
THE AREA, IT'S A LARGE AREA.
IT'S GOT PUBLIC USES, IT'S GOT
INDUSTRIAL.
IT'S GOT COMMERCIAL.
OPEN SPACE, HOUSING.
JUST SO YOU KNOW I FORGOT TO PUT
MY MOST RECENT PROJECT ON, IT'S
NOT FINISHED YET BUT FIVE
PARCELS WE'LL ADD THAT TO THIS.
JUST TO GIVE YOU -- ONE THING I
SHOULD SAY, WASHINGTON PARK IN
THE ROXBURY AREA, WE HAD A
NUMBER OF PARCELS THAT WE GAVE
OUT IN THE '60S.
GAVE THEM OUT TO A DEVELOPER.
H.U.D. FORECLOSED ON THEM GAVE
THEM BACK TO US.
BUT WHEN WE 'REQUIRED THEM
ORIGINALLY WITH URBAN RENEWAL OF
COURSE WE HAD FEDERAL MONEY TO
PAY THE TAXES, WE COULD CLEAR
EVERYTHING.
BUT WHEN WE GOT BACK FROM H.U.D.
THEY CAME BACK WITH ISSUES, ONE
OF WHICH WAS TAXES.
FOR NUMBER OF YEARS WE COULDN'T
DEVELOP THESE BECAUSE NO ONE
COULD PAY THE TAX EVEN IF WE
JUST SOLD IT FOR TAX AMOUNT IT
WAS TOO LARGE.
RECENTLY RESOLVED THOSE GOTTEN
ALL THE REDEMPTIONS, NOW WE CAN
DEFINITELY GET THEM.
WE'LL MOVE SOME OF THOSE I
BELIEVE.
BUT LET ME GIVE YOU FLAVOR FOR
WHAT KIND OF PARCELS ARE HERE.

THIS WASHINGTON PARK MALL.
BEHIND IT THERE IS A PARKING LOT
WHICH IS ON A DIFFERENT -- I
DIDN'T KNOW THAT -- THE YMCA
URBAN RENEWAL.

THE CHARTER SCHOOL WAS HEALTH
CARE FACILITIES AND SOMETHING
ELSE.

IT WENT ON TWO PARCELS THIS
HAPPENED MAYBE TWO YEARS -- WE
HELD CHARTER SCHOOL.

THIS IS NOT THE PART WE
TRANSFER.

WE TRANSFERRED OVER BY WHERE THE
PARKING IS.

THERE'S A BUILDING ON THERE.
THAT WAS ALL URBAN RENEWAL.
AS YOU CAN SEE WE DON'T HAVE
DEED RESTRICTIONS BUT THIS IS
ALL AFFORDABLE HOUSING.

FOUNTAIN HILL IS A DEED
RESTRICTED PROPERTY.

ACTUALLY FORECLOSED UPON WE
DON'T HAVE AS MANY UNITS AS WE
SHOULD RIGHT NOW.

BUT IT'S GOING TO BE DEVELOPED.
THIS IS ANOTHER ONE THAT WENT
OUT A LONG TIME AGO.

ST. JOSEPH'S, I THINK THERE IS
ONE ISSUE WE NEED TO RESOLVE.
THIS IS A STRIP OF LAND ALONG
WASHINGTON STREET THAT I
THINK -- YOU CAN SEE
RESIDENTIALS ARE, WE HAVE TWO
PAGES OF DEED RESTRICTED UNITS
THERE WERE MORE DEVELOPED IN THE
LATER PART.

I DON'T KNOW TERM WISE.
PRETTY MUCH ALL 30 PLUS 20 I
THINK.

THAT'S -- NEXT TIME WE'LL BE
DOING CHARLESTOWN, DOWNTOWN
WATERFRONT AND WEST END.
CHARLESTOWN WE'VE MADE HEADWAY.
THANK YOU.

I THINK WHAT'S CLEAR WHAT WE
SHOULD HAVE WORKED INTO THE LAST
AGREEMENT THAT WAS JANET SHOULD
NEVER BE ABLE TO -- THIS IS
FASCINATING.

LOT OF INFORMATION, CLEAR THAT
MOST OF IT IS IN YOUR HEAD ALSO.
THANKS FOR EVERYTHING THAT YOU
DO.

WE'RE TRYING TO SAVE MY
QUESTIONS SO WE COULDN'T GET
CAUGHT ALONG THE WAY NOW I'LL
TRY TO TRY TO REMEMBER THEM.
I WANTED TO START WITH PARK
PLAZA JUST BECAUSE IT'S SMALL
AND EASILY GRASP, MY MIND AROUND
THE DIFFERENT TYPES OF SC
SCENARIOS.

JUST HELP ME UNDERSTAND, FOR
EXAMPLE, THE FOUR SEASONS, EVEN
ONE CHARLES STREET WHERE THERE'S
MORE WORK THAT THE B.R.A. DID,
NOW THAT THESE ARE BASICALLY
DEVELOPED, AND DONE, THE LDA
STILL EXISTS BECAUSE WE HAD --
BPDA CONVEYED AT ONE POINT.
IS THERE ANY REASON -- WHAT DOES
IT MEAN THAT THIS IS STILL UNDER
URBAN RENEWAL?

IS IT JUST THAT SOMEHOW
WHOEVER -- THE OWNERS DECIDE
THEY WANT TO FINANCIALLY DOESN'T
MAKE SENSE, THEY WANTED TO KNOCK
EVERYTHING DOWN AND START OVER
THEN THERE WOULD STILL BE SOME
PUBLIC SAY OVER WHAT HAPPENS
THERE, IS THAT REALLY IT?
>> PROBABLY ALSO HAVE ZONING.
PRETTY MUCH COMPLETE BUT WE OWN
THE CHINA TRADE.

>> IT'S A GOOD ONE, MADAM CHAIR,
TO HAVE PROBABLY A BROADER
CONVERSATION ON, I'M HAPPY TO
HAVE IT HERE AS WELL.
SINCE YOU'VE ASKED, THIS PARK
PLAZA MIGHT BE THE ONE THAT
RIGHT NOW SUPERFICIALLY,
OBVIOUSLY A PROCESS WITH YOU AND
COUNCIL TO BE A PROCESS IN THE
NEIGHBORHOOD TO CONSIDER THE
FUTURE OF THE PARK PLAZA URBAN
RENEWAL.

BUT IF I HAD TO PICK ONE, I
THINK IF BEE COLLECTIVELY HAD TO
PICK ONE THAT WAS PROBABLY RIGHT
FOR TERMINATION, PROBABLY PARK
PLAZA.

YOU POINT OUT, MOST OF THE
REDEVELOPMENT GOALS HAVE BEEN
ACCOMPLISHED.

THERE ARE RESTRICTIONS, PART OF
THE REASON WE SOUGHT EXTENSION
FOR ALL THE URBAN RENEWAL TWO

YEARS AGO WAS BECAUSE WE WANTED TO MAKE SURE WE HAD A GRANULAR ANALYSIS OF EACH PARCEL TO UNDERSTAND, WHAT WERE THE USE RESTRICTION, WHAT WAS THE NATURE, WHAT WAS THE DURATION OF THEM.

ONCE WE WERE COMFORTABLE WITH THAT ANALYSIS, THAT PROCESS, I THINK AGAIN VERY PRELIMINARILY COME TO THE CONCLUSION THAT PARK PLAZA MIGHT BE READY TO GO AWAY. BE MORE CONVERSATION IN THE COMMUNITY.

>> COULD THE B.R.A. STILL HOLD ON TO CHINA TRADE IF IT GOES AWAY?

>> WE WOULDN'T HAVE POWER TO TRANSFER.

>> THIS GOES BACK OUR CONVERSATION COUPLE YEARS AGO WITH THE COUNCIL, FRANKLY COUNTER INTUITIVE THAT WE COULD OWN A PIECE OF PROPERTY BUT NOT DISPOSE OF IT FOR REDEVELOPMENT. BUT THERE WOULD HAVE TO BE A WORK AROUND.

THAT WE WOULD HAVE TO COME UP WITH A HAVE TO COME UP WITH AFIX FOR THE ULTIMATE AUTHORITY TO CONTROL AND MANAGE AND MAYBE EVEN DISPOSE OF PARCEL SOME DAY. WE DON'T HAVE ANY INTENT OR NEED TO DISPOSE OF IT.

THE BUILDING IS PROVIDING A WHOLE LOT OF GOOD FOR THE PEOPLE OF BOSTON.

AGAIN, JUST AS WE MENTIONED, I DON'T KNOW IF WE MENTIONED EARLIER WHILE THE PARCEL 12 DEVELOPMENT PROPOSAL THAT JUST CAME IN LAST MONTH AS A PERMANENT HOME FOR THE LIBRARY WHITE KNOW TOWN BRANCH WE HAVE A TEMPORARY BRANCH THAT JUST HAD ITS GRAND OPENING A COUPLE WEEKS AGO.

AGAIN I REALLY VALUE COMMUNITY AMENITY THAT WE LOOK FORWARD TO PERPETUATING FOR AS LONG AS WE CAN.

>> SO FOR EXAMPLE JUST STICKING WITH THIS EXAMPLE, THE EMERSON DORMS, IS THERE ANY THOUGHT THERE.

WOULD THERE BE A WAY TO STILL
HAVE SOME PUBLIC INPUT OR
OVERSIGHT OR CONVERSATIONS WITH
THAT PIECE OF THIS.

>> I'M THINKING THIS ONE
PROBABLY HAS THE 40 YEARS FROM
THE DATE WHICH MEANS IT GOES
LONGER.

I'D HAVE TO GO CHECK AND MAKE
SURE IT WASN'T ONE OF THE 20
YEARS BUT I'M THINKING IT MIGHT
HAVE THE 40 YEARS.

>> TO DEAL WITH THE DATE.
>> OVER 2000.
SO WE MAY HAVE --
>> JUST AS A USE RESTRICTION.
>> YES.
SO 40 YEARS.

>> THE OTHER ONE I WOULD THINK
THAT KENSINGTON WOULD AND THE
NEWER ONES.
I THINK STUART MAY HAVE IT TOO.
AND I'M GUESSING THIS
CHARLESTOWN CONDOMINIUMS.
THE NEWER ONES WHO HAD HAVE
LONGER TERMS.
I HAVE TO CHECK.

>> THERE'S NO WAY, AND THIS
APPLIES TO WHAT I WAS THINKING
ABOUT THE AFFORDABLE HOUSING.
A LOT OF THE AFFORDABLE HOUSING
RESTRICTED AND PROTECTED THROUGH
URBAN RENEWAL AS A 30 YEAR TIME
FRAME PLUS THE OPTION TO A 20
YEAR EXTENSION.
WE'RE COMING UP ON WHEN WE NEED
TO ACTIVATE THE 20 YEAR
EXTENSION TO KEEP THEM THERE.
IS THERE ANY WAY TO CHANGE THAT
THOSE TERMS NOW TO GO EVEN
FURTHER.

>> I WOULD THINK THE ONLY TIME
IS WHEN THEY BRING US TO THE
TABLE AND WANT SOMETHING FROM
US.
WE'VE BEEN DOING THAT TOO.

>> WE ALSO DO IT THROUGH
REFINANCING.
SO IF WE HAVE REGULATORY CONTROL
OVER THE USE OF SOME OF THESE
PROPERTIES AND THEY NEED TO COME
BACK FOR FINANCING, THEY WILL
USUALLY OBTAIN FINANCING FROM
THE FEDERAL GOVERNMENT, HOD OR --

HUD OR THE STATE AND WE CAN ADD ON TO THAT REFINANCE ADDITIONAL YEARS OF AFFORDABLE HOUSING.

>> YOUR CONCERN IS A REAL ONE TO ALL OF US COUNCILOR, BECAUSE THERE'S A CERTAIN DEGREE OF RISK THERE.

AS RENEE POINT OUT WE MIGHT BE ABLE TO ASSERT CONTROLS THAT AREN'T CURRENTLY THERE IF THEY COME BACK AND PETITION US FOR SOME KIND OF RELIEF OR ACTION. BUT IF THEY TONIGHT COME BACK, IF THEY DON'T NEED US, THEN WE'RE AT RISK OF LOSING THE POTENTIAL CONTROL ON THE PARCEL. ONCE THAT TERM EXPIRES.

>> ONE OF THEM THAT'S IN HERE I THINK WE REDID IT AFTER I THINK WE STRETCHED THAT OUT INTO PERPETUITY.

I'D HAVE TO CHECK BUT I THINK WE MAY HAVE.

>> AT THE RISK OF GETTING TOO MUCH, I'M GOING TO PULL BACK. SO FOR EXAMPLE IF THERE WERE EVER AN INTEREST, LET'S SAY THERE'S A BUILDING THAT HAS, IS AFFORDABLE OR DEED RESTRICTED WITH THESE TERMS.

IF THERE WERE SOME PROPOSAL TO ALLOW THEM TO PUT COMMERCIAL ON THE FIRST FLOOR INSTEAD.

SAY IT'S NOT THERE, THEY COULD THEN HAVE SOME ADDITIONAL REVENUE STREAM FROM THAT.

BUT THEN WITH AN AGREEMENT TO EXTEND THE TERMS OF THE AFFORDABLE UNIT.

>> YOU'RE THINKING OF RESIDENTIAL PROJECT VERSUS A CONDO PROJECT.

>> IT'S A POSSIBILITY.

>> IS THERE, ARE THESE -- ANYBT RENT ACTUAL OR CONDO.

>> A LOT OF THESE THEY WANT THE PEOPLE WANT TO KEEP THEM AFFORDABLE SO THEY FINE OTHER SOURCES OF MONEY.

THAT'S WHEN THEY COME BACK TO US WHEN THEY WANT TO REWORK IT BECAUSE WE HAVE TO DO CAPITAL IMPROVEMENTS ON THE PROJECT THEY WANT TO KEEP THE AFFORDABILITY.

A LOT OF THESE THE GOAL IS TO
KEEP IT AS LOW AS POSSIBLE.
>> IT'S GREAT WHEN WE'RE DEALING
WITH AN OWNER THAT IS MISSION ON
THE OTHER HAND THAT IS
AFFORDABLE HOUSING MISSION
ORIENTED.

MINIMAL RISK THERE AS LONG AS IT
STAYS IN THOSE HANDS.

IF THE ENTITY IS IN THE BUSINESS
OF CREATING AFFORDABLE HOUSING,
THAT'S A GOOD LANDLORD FOR US TO
BE WORKING WITH REGARD TO
PERPETUATING THE AFFORDABILITY.
THE DANGER IS WHEN THAT FALLS
INTO THE HANDS OF A LANDLORD WHO
IS HIS MAYBE WELL OVER THE
LANDLORD'S RIGHTS BUT LOOKING AT
THE EXPIRATION OF THE CONTROL
AND THEN TURNING THE DEVELOPMENT
INTO MARKET RATE HOUSING WHICH
IS A REAL PROBLEM AND IT
MANIFESTS ITSELF ALL THE TIME.

>> CORRECT.

HOW PROACTIVE OR DO YOU HAVE A
CAPACITY RIGHT NOW STAFF WISE TO
BE PROACTIVE IN UNDERSTANDING
THE MINDS OF EACH OF THESE DEED
RESTRICTED.

I CAN'T ANSWER THE QUESTION IF
WE KNOW WHETHER OR NOT WE'RE
DEALING.

WE JUST WALKED THROUGH OBVIOUSLY
NOT OVER THE AREAS, WE WALKED
THROUGH A BIG CHUNK OF THEM.
THERE ARE LITERALLY MANY
THOUSANDS OF AFFORDABLE UNITS
HAVE BEEN CREATED IN URBAN
RENEWAL AREAS USING URBAN
RENEWAL TOOLS.

DO WE KNOW CURRENTLY WHOSE HANDS
ALL OF THOSE DEVELOPMENTS ARE IN
AND WHAT THEIR INTENTIONS MIGHT
BE WITH REGARD TO PERPETUATING
AFFORDABILITY?

I DON'T KNOW.

>> WORKING WITH DND, OUR HOUSING
POLICY PERSON TIM DAVIS, THEY DO
WORK TOGETHER.

THEY IDENTIFY PROJECTS,
PROPERTIES THAT HAVE EXPIRING
COVENANTS.

AND THEY DO BRING THOSE FORWARD
AND THEN STAFF STARTS WORKING

WITH THOSE OWNERS TO TRY TO
MAINTAIN AFFORDABILITY.
WHAT WE TRY TO DO IS GET OWNERS
TO SEEK OTHER PUBLIC SUBSIDIES
FOR KEEPING THEIR PROJECTS
AFFORDABLE.
SO WE HAVE RIGHT NOW, WE'RE
WORKING ON AT LEAST THREE WITH
DND AND BASICALLY IT'S WHAT CITY
RESOURCES ARE INVOLVED IN THERE
PROJECT.
WHAT THE FEDERAL ONES ARE, WHAT
STATE AND WORKING TOGETHER
COORDINATING WITH OTHER AGENCIES
TO SEE WHAT WE CAN DO TO
MAINTAIN THAT.
>> DND IS A VALUABLE PARTNER
BECAUSE AGAIN WE'RE TALKING
ABOUT AFFORDABLE UNITS THAT HAVE
BEEN CREATED IN URBAN RENEWAL
AREAS WITH URBAN RENEWAL POWERS.
OBVIOUSLY THERE'S A LARGE
PORTFOLIO OF AFFORDABLE HOUSING
IN THE CITY THAT HAS NOTHING TO
DO WITH URBAN RENEWAL.
OF THEM ARE THESE EXPIRING YEARS
WHICH TEND TO BE QUITE LARGE
RESIDENTIAL DEVELOPMENTS WITH
HUGE AFFORDABILITY REQUIREMENTS.
THOSE EXIST INDEPENDENT OF URBAN
RENEWAL AND OUTSIDE OF URBAN
RENEWAL AREAS THROUGHOUT THE
CITY .
SO THEIR EXPIRATION AND
POTENTIAL RISK OF UNITS BEING
LOST FROM AN AFFORDABILITY
STANDPOINT IS AN ACUTE CONCERN.
IT'S BEEN GOING ON FOR SEVERAL
YEARS BECAUSE SO MANY OF THOSE
EXPIRING USE MORTGAGES WERE
GRANTED IN THE 60'S AND 70'S SO
40 YEARS.
SO WE'RE IN PRIME TIME FOR THEM
TO BE EXPIRING.
SO DND HAS DONE REALLY
SIGNIFICANT WORK IN COMPILING
WHERE THE RISK IS.
HOPEFULLY IT'S IN URBAN RENEWAL
AREAS AS WELL AS EXTERNAL TO
THEM.
WHERE WE CAN PLAY A ROLE WE'RE
CERTAINLY HAPPY USE WHATEVER
DEVICES ARE AVAILABLE TO US TO
HELP A LANDLORD SEE THEIR WAY

TOWARD EXTENDING THE AFFORDABILITY.

>> IT SEEMS LIKE THERE MIGHT BE AN OPPORTUNITY AS YOU'RE INTERACTING WITH THEM ANYWAY TO TRIGGER THE EXTENSION TO HAVE THE CONVERSATION ABOUT AFTER THAT.

OKAY.

I WILL JUST ASK ONE MORE BEFORE TURNING OVER AND THEN I HAVE MORE BUT I DON'T WANT TO HOG THE MICROPHONE.

JUST TO REVIEW AT A BIG PICTURE LEVEL THE MILESTONES AND THE DEADLINES.

STARTING FROM THEN DHCD APPROVED URBAN RENEWAL IN AUGUST 2016, THERE WAS A TWO-EARLIER PLAN OR TWO-YEAR MILESTONE TO BE DONE WITH THE LDA INVENTORY.

SO THAT WOULD BE AUGUST 2018.

DO YOU FEEL YOU'RE ON TRACK TO FINISH THEM BY THEN.

>> I THINK WE TO, YES.

>> THEN THE NEXT ONE AFTER THAT WAS A THREE YEAR AT THE THREE YEAR MARK SO AUGUST OF 2019 TO HAVE SOME SENSE OF THEN WHAT WILL HAPPEN WITH BOUNDARIES AND WHAT THE REQUEST WOULD BE.

AND YOU MENTIONED THE 4TH STEP THE INVENTORY FIGURING OUT HOW TO GET PUBLIC ACCESS TO IT DOING THE TITLE AUDIT AND HAVE THE CONVERSATIONS AROUND BOUNDARIES.

>> WE FEEL I THINK AS OF RIGHT NOW, WE DON'T KNOW WHAT BUMPS IN THE ROAD COULD HE OCCUR BUT AS OF RIGHT NOW WE FEEL WE'RE ON TRACK WITH THOSE DEADLINES AND COMMITMENTS.

>> WHAT PUBLIC PROCESS OR I GUESS HOW LONG OF A PUBLIC PROCESS DO YOU ANTICIPATE BEFORE THE BOUNDARIES OR THE THREE YEAR DEADLINE SHOULD HAVE SOME BUILT-IN TIME TO BE ENGAGE IS WITH COMMUNITY ABOUT GETTING PUBLIC FEEDBACK ON BOUNDARIES AND CHANGING ALL THAT.

>> I THINK OUR PLAN WAS FIRST TO COME UP WITH RECOMMENDATIONS REALLY AT THE STAFF LEVEL.

AND THEN WORKING WITH DHCD AS WELL AS PLANNERS TO FIGURE OUT WHAT THAT SHOULD LOOK LIKE AND THEN WORKING ALSO WITH THE CITY IN TERMS OF WHAT THE PROCESS WOULD LOOK LIKE BECAUSE I DON'T THINK THAT WE CAN ANSWER THAT UNTIL WE KNOW SORT OF WHAT IS IN FRONT OF US FOR THOSE RECOMMENDATIONS.

>> SIMILAR TO THE WAY WE APPROACH THE URBAN RENEWAL EXTENSION CONVERSATION THAT TOOK PLACE HERE IN LATE 14 THROUGH 16 WHEN WE ULTIMATELY RECEIVED THE EXTENSION FROM THE STATE IN AUGUST 2016.

WE ENGAGED THE COUNCIL OBVIOUSLY THE MAYOR'S OFFICE AND MAYOR WALSH IS AN ENTHUSIAST FOR COMMUNITY ENGAGEMENT AND COMMUNITY PRODUCE ON THOSE SORT OF WEIGHTY MATTERS ON URBAN RENEWAL WHERE THEY BELONG WHERE THEY DON'T BELONG WHERE WE SHOULD CONTRACT THE BOUNDARIES. I THINK WHAT WE DO IS ONCE WE SIFT THROUGH ALL THIS DATA THAT IS BEING MINED CONTINUOUS LAY ON THESE PARCELS IN THE LAND USE RESTRICTIONS ASSOCIATED WITH THEM, WE TRIED TO DISCERN WHAT WE THINK MAKES THE MOST SENSE, ENGAGE THE COUNCIL, ENGAGE OBVIOUSLY THE MAYOR'S OFFICE AND THEN IDENTIFY A PATH FORWARD FOR A BROADER COMMUNITY ENGAGEMENT TO SEE IF THE WISHES OF THE COMMUNITY JOG WITH WHAT WE'RE AT LEAST SUPER JUDICIALLY THINKING. I THINK BOTH THE SUBSTANCE OF THAT PROCESS AND ITS DURATION WE'LL BE HAPPY TO ENGAGE WITH OTHERS.

WE'D LIKE TO BE INFORMED AS TO WHAT YOU THINK MAKES SENSE.

WE OBVIOUSLY HAVE I THINK FUNDMENTALLY IT COULD BE BUMP PEA GOOD EXPERIENCE BUT THE URBAN RENEWAL BOTH IN CITY HALL AS WELL AS OUT IN THE NEIGHBORHOODS.

WE EXPECT TO REPLICATE SOMETHING LIKE THAT FOR THE IDENTIFYING,

THE ADJUSTMENT TO BOUNDARIES
ASSOCIATED WITH THE CURRENT
RENEWAL AREAS.

>> THE STATE DHCD IS REQUIRING
THAT WE TO COME UP WITH A PLAN
AND THEY WILL REVIEW IT AND
APPROVE IT SO THEY WILL REQUIRE
US TO DO THE COMMUNITY PROCESS
THE CITY PROCESS AS WELL.

>> GREAT.

I SUPPOSE ALL I'M SAYING IS I'M
TRYING TO NERMS OF WHAT I'M
THINKING OF -- TERMS OF WHAT I'M
THINKING OF WHAT THE DEADLINE
AND MILESTONES SHOULD BE,
THERE'S THIS SORT OF AUGUST 2019
FINAL DEADLINE THAT REALLY IT
SHOULD BE SORT OF THE INTERNAL
CONSENSUS SHOULD BE ARRIVED AT
MUCH EARLIER TO BE TO BE BEEN
ABLE TO GO OUT AND GET THAT
COMMUNITY FEEDBACK FOR SOME TIME
BEFORE THEN.

>> UNDERSTOOD.

I'M ASKING MY STAFF NOW, ARE WE
TRACKING THAT, THE COMMUNITY
PROCESS WOULD OCCUR BEFORE
AUGUST 2019.

>> I WAS THINKING NOT.

>> THAT'S WHERE I'M HUNG UP.

>> WHAT EXACTLY IS DUE AUGUST
2019.

>> WE HAVE TO USE THE TITLE TO
SEE WHAT'S LEFT.

SO I THOUGHT WE WERE GOING TO
FINISH THESE, THEN DO THE TITLE
AND THEN WE EVALUATE WHAT IT
LOOKS LIKE WE CAN DO.

THEN THERE WOULD HAVE TO BE A
PROCESS AFTER THAT.

WE HAVE TO EVALUATE IT.

>> SO AUGUST 2018 IS THE SORT OF
SOFT DEADLINE, YOU'RE ON TRACK
FOR THAT LATE SPRING BEING AHEAD
OF SEJ.

SO THEN THERE'S THE TITLE PIECE
WHICH WILL TAKE, I HAVE NO IDEA
HOW LONG BUT MY UNDERSTANDING
WAS AUGUST 2019 THE THREE YEAR
MARK IS WHEN CHDC NEEDED TO SEE
YOUR INTENTION FOR WHETHER THERE
WOULD BE A FURTHER E TENSION
PAST 2022 AND/OR ANY BOUND REA
REA -- BOUNDARY CHANGES, IS THAT

CORRECT?

>> I'M LOOKING AT ONE OF OUR DOCUMENTS ASSOCIATED WITH THE BOARD, THE BOARD MEMO FOR APPROVAL OF THE ACTION PLAN. AFTER WE RECEIVED CITY COUNCIL HE CAN TENSION SUPPORT, IT LOOKS LIKE WE COMMITTED WITHIN THREE YEARS OF THE APPROVAL BY DHCD THE STATE.

WE COMMITTED TO SUBMIT A PLAN ASSOCIATED WITH FURTHER EXTENSIONS AND REDRAWING THE LINES.

I THINK THE WAY WE INTERPRETER THIS -- INTERPRET THIS IS WE WILL HAVE A DESCRIPTION OF WHAT WE SEEK TO DO BY SUMMER OF 2019. NOT THAT WE WILL COMPLETE THAT PLAN BY 2019 BUT THAT WE WILL PRESENT IT TO YOU IN DHCD.

HERE'S WHAT WE PROPOSE TO DO WITH REGARD TO A COMMUNITY CASE ABOUT URBAN RENEWAL BORDERS. THAT'S WHAT WE EXPECT TO PRESENT TO YOU BY THE MIDDLE OF NEXT YEAR AS OPPOSED TO HAVING HAD THAT CONVERSATION ALREADY BY THE SUMMER OF 2019.

>> SORRY, I SHOULD HAVE BROUGHT THE, I'M JUST REMEMBERING IN MY HEAD THE LETTER FROM DHCD AND I'LL JUST DOUBLE CHECK IT BUT THAT SOUNDS LIKE IT COULD BE. EITHER WAY THERE'S TIMES AT THE NEXT SIX MONTHS CHECK IN TO FIGURE OUT EXACTLY WHAT THAT MEANS AND MAIL IT OUT.

>> THANK YOU MADAM CHAIR. I'M NOT LOOKING AT THE DOCD LETTER, I'M LOOKING AT A BOARD MEMORANDUM FROM OUR AGENCY IN WHICH WE DESCRIBED OUR COMMITMENT.

>> OKAY.

I'LL PAUSE AND HAND IT OAF.

>> THANK YOU MADAM CHAIR AND THANK YOU FOR THE BPDA STAFF FOR BEING HERE, THANK YOU DIRECTOR CAN.

I HAD THE OPPORTUNITY DURING THE SUMMERTIME TO VISIT MASSPIKE PARCEL AND I BELIEVE THAT'S ONE OF THE DEVELOPMENTS THAT'S

EXPIRING OR THERE'S SOME TYPE OF ISSUE AS IT RELATES TO POSSIBLY A SALE OF THAT PROPERTY OR THE IMPACT IT WOULD HAVE ON THE RESIDENTS.

COULD YOU GIVE ME A LITTLE BIT OF BACKGROUND INFORMATION ON IT JUST SO THAT I'M CLEAR ABOUT IT .WAS IT ONE OF THOSE TOTAL THAT THE DEED WOULD EXPIRE OR THE POTENTIAL SALE.

>> JUST A MOMENT.

WE'RE GOING TO CONFER.

>> THANK YOU COUNCILOR.

I'M GOING TO HAVE TO GET YOU SPECIFIC INFORMATION ON THIS BUT I BELIEVE MASSPIKE TOWERS WAS ORIGINALLY AN URBAN RENEWAL PARCEL ALSO A CHAPTER 121A PROJECT WHERE THERE WERE SOME REGULATORY CONTROLS WHEREBY THE PROPERTY WAS GIVEN TO A DEVELOPER TO BE PUT OUT FOR AFFORDABLE HOUSING AND THAT THERE WERE A REVERTER IN ONE OF THOSE CONTROLS WHERE THE HOUSING GOES AWAY IT GOES BACK TO THE COMMUNITY SO IT COULD BE PUT BACK OUT.

HOWEVER, THE TIME TO EXERCISE THAT OPTION EXPIRED BEFORE THEY WERE ABLE TO DO SO.

SO WE ARE WORKING WITH THE CITY RIGHT NOW TO FIGURE OUT HOW WE WOULD, WHAT REGULATORY CONTROLS WE HAVE LEFT, WHAT LEVERAGE SO THAT WE CAN REASSESS AND TRY TO BRING THAT PROJECT BACK IN FOR DEVELOPMENT FOR AFFORDABLE HOUSING.

>> THANK YOU FOR YOUR ANSWER.

TO SPEAK TO SOME OF THOSE RESIDENTS, IT WAS CLEAR THEY LOVED LIVING IN THAT NEIGHBORHOOD A LOT OF ELDERLY AS YOU KNOW, A LOT OF DISABLED. THEIR CONNECTION TO THE CHINATOWN COMMUNITY.

I'M GLAD THE BPDA AND THE MAYOR'S OFFICE IS MAKING PROGRESS ON THAT, THANK YOU.

>> THAT'S ONE THAT DND WE'RE WORKING WITH THEM SO IT'S A GOOD PARTNERSHIP TO FIGURE OUT WHAT

RESOURCES WE HAVE TO KEEP THAT AFFORDABLE.

>> ARE THERE ANY OTHER DEVELOPMENTS IN CHINATOWN THAT THE TALENTS OR THE RESIDENTS ARE IN JEOPARDY OF BEING EVICTED BECAUSE OF THOSE TYPES OF SITUATIONS.

>> I'D HAVE TO DUB CHECK. THE ONES I KNOW WE'RE ACTIVELY WORKING ON NOW THE ONES I'M THINKING ABOUT IN THE SOUTH END SO I DON'T KNOW OF ANY SPECIFIC ONES IN CHINATOWN BUT WE HAVE OUR HOUSING FOLKS THAT WE CAN GO BACK TO AND DOUBLE CHECK. AT LEAST THEY CAN LOOK AT THE LIST OF WHEN THEY KNOW THAT THEY NEED TO BE THINKING ABOUT THE EXPIRING USE ON THOSE.

>> OKAY.

AGAIN COUNCILOR, OUR HOUSING STAFF IS KNIT TOGETHER VERY TIGHTLY AND WE SHARE INFORMATION WITH THE BROADER ASSESSMENT OF THE STATE OF AFFORDABLE HOUSING HANDLED PRIMARILY THROUGH DND. WE CAN GET WITH DND AND DETERMINE WHAT THEY ARE TRACKING AS FAR AS AN AT-RISK AFFORDABILITY POPULATION.

WE'LL GET THAT TO YOU IMMEDIATELY ONCE WE DISCERN WHERE THE DANGER AND WHERE THE THREATS ARE TO AFFORDABILITY.

>> I JUST WANT TO COMPLIMENT FOR DOING OUTSTANDING WORK FOR THE LIBRARY IN CHINATOWN. THAT'S IMPORTANT FOR THE NEIGHBORHOOD.

IT'S ABOUT TREATING THAT NEIGHBORHOOD WITH RESPECT AND I WANT TO SAY THANK YOU TO YOUR STAFF AND TO THE MAYOR'S OFFICE FROM DOING THAT, FROM WORKING HARD WITH THE NEIGHBORHOOD. THAT'S GREAT PROGRESS AND IF THERE'S ANYTHING I CAN DO TO BE HELPFUL IN INVOKING OR BUILDING A PERMANENT LIBRARY IN CHINATOWN.

I'D LIKE TO BE INVOLVED IN THAT SO I WANT TO SAY THANK YOU TO YOUR OFFICE.

>> THANK YOU FOR YOUR KIND WORK
COUNCILOR.
AS YOU KNOW CHINATOWN BRANCH HAS
BEEN ABSENT FROM THE CHINATOWN
NEIGHBORHOOD ZIPS I THINK THE
--SINCE I THINK THE LATE 50'S.
MAYOR WALSH COMMITTED TO
ESTABLISHING LIBRARY SERVICES IN
CHINA TOWN.
WE'RE THRILLED TO BE LANDLORD
AND TO HOST THIS REALLY
IMPORTANT AND LONG OVERDUE
COMMUNITY AMENITY.
THERE'S A GRAND OWNING A COUPLE
WEEKS AGO AND THERE ARE HUNDREDS
OF PEOPLE THERE SO THERE'S A LOT
OF EXCITEMENT IN THE COMMUNITY
ABOUT THE LIBRARY HAVING AT
LEAST FOR THE NEXT FEW YEARS A
HOME AT OUR CHINA TRADE
PROPERTY.
WE'RE CERTAINLY VERY HAPPY TO BE
PART OF THAT STORY.
WE'RE LOOKING FORWARD TO CITING,
HELPING AS THE REAL ESTATE
DEVELOPMENT PERMITTING AGENCY
FOR THE CITY CITING A
DEVELOPMENT ULTIMATELY IMPROVING
A DEVELOP THAT PROVIDES A
PERMANENT HOME AS I MENTIONED
EARLIER IN THE PRESENTATION
PARTIALLY OWNED PARCEL 12 IS
UNDER CONSIDERATION RIGHT NOW.
WE SUBMITTED A PROPOSAL IN
JANUARY AS PART OF THAT PROPOSAL
SUBMITTED TWO MONTHS AGO IN
JANUARY THEY COMMITTED TO
COMMUNITY SPACE THAT IDEALLY
WILL HOUSE PERMANENT BRANCH OF
THE LIBRARY.
SO WE'RE HOPING THAT THAT PROVES
OUT AND BEARS FRUIT WITH REGARD
TO THIS PROPOSAL AND WE'LL
CERTAINLY BE WATCHING IT
CONSIDERING IT CLOSELY AS WELL
AS THE COMMUNITY.
WE'LL CERTAINLY BE WATCHING IT
AND CONSIDERING IT CLOSELY AS WE
ANALYZE THIS PROPOSAL THAT'S
BEEN SUBMITTED TO US.
>> THANK YOU COUNCILOR.
>> THANK YOU.
ON PARCEL [INDISCERNIBLE] HAD
THE OPPORTUNITY DURING THE

SUMMERTIME ALSO TO ATTEND THE
OWNING OF THAT.

I THINK IT'S A GREAT ADDITION TO
THE CHINATOWN COMMUNITY.

IT'S A GREAT PROGRESS ON PAGE
49.

>> THEY MUST HAVE US JUST REDONE
IT.

IT LOOKS REALLY NICE.

>> MY ISSUE WOULD BE AS WE F IN
THESE ISSUES, CAN WE ALSO FACTOR
IN THAT CHINATOWN HAS LIMITED
SPACE BUT THERE'S LIMITED HAD
PARKS THERE, OPEN SPACE FOR THE
RESIDENTS.

AND THAT'S ONE OF THE MAJOR
CONCERNS I HAD AS I VISIT
CHINATOWN ALMOST EVERY DAY.
BUT THEY WOULD LIKE TO SEE MORE
OPEN SPACE.

THEY WOULD LIKE TO SEE MORE
PARKS IF WE'RE ABLE TO FACTOR
THAT IN AS WE CONSIDER THIS
EXECUTION.

THAT WOULD BE IMPORTANT FOR THE
NEIGHBORHOOD TO HAVE MORE PARKS.
THE ONE THERE YOU CAN SEE IS
VERY SMALL.

THAT WOULD BE A MAJOR
CONSIDERATION.

>> SO COUNCILOR, YOU'RE RIGHT.
THAT IS ONE OF THE MOST DENSELY
POPULATED FROM A RESIDENTIAL
STANDPOINT AS WELL AS IDENTIFY EVEN A POCKET PARK SUCH
AS TIE TUNG IS A WIN WHEN THOSE
THINGS CAN OCCUR.

IT'S FRONT AND CENTER IN OUR
CONSIDERATION WHEN WE CONFRONT
THE POTENTIAL FOR NEW
DEVELOPMENT IN CHINATOWN.

>> THANK YOU, DIRECTOR.

THE FINAL POINT I HAD AS IT
RELATES TO CHINATOWN.

I KNOW I MENTIONED THE LIBRARY
BUT ABOVE THE LIBRARY AS YOU
KNOW IS THE URBAN COLLEGE DOING
EXCELLENT WORK IN THE
NEIGHBORHOOD AS WELL.

THEY'RE PROVIDING GREAT SERVICES
NOT ONLY TO THE CHINATOWN
COMMUNITY BUT THROUGHOUT BOSTON.
THOSE TYPE OF EDUCATIONAL
PROGRAMS ARE EXCELLENT.

IF WE CAN ALSO FACTOR THAT TYPE

OF PROGRAM IN AS WE CONTINUE TO
DEBATE AND MAKING SURE THAT
THOSE WITHOUT ACCESS TO
TRADITIONAL EDUCATIONAL
OPPORTUNITIES CAN EXPERIENCE
TRAINING AND EDUCATION IN THAT
TYPE OF ENVIRONMENT RIGHT IN THE
NEIGHBORHOOD.

I JUST WANT TO THINK THANK YOU
TO THE BPDA, URBAN COLLEGE
MICHAEL TAYLOR IS THE DIRECTOR
THERE.

I WANT TO PASS ALONG, I WENT FOR
A WALKING TOUR AND THEY'RE DOING
EXCELLENT WORK THERE.

>> SURE.

THANK YOU COUNCILOR.

I'VE BEEN THERE A MULTIPLE
TIMES.

I'VE BEEN SPENT TIME THERE
AGAIN.

WE ARE THE OWNER OF THE BUILDING
AND THAT'S BEEN OVER MULTIPLE
TIMES IN RECENT MONTH.

IT'S A TREMENDOUS SUCCESS STORY
NOT JUST AS A BUSINESS
PROPOSITION FOR US AS OWNER AND
LANDLORD BUT BECAUSE OF THE
SERVICES IT PROVIDES.

AS YOU IDENTIFY THE URBAN
COLLEGE AND THE INTERNATIONAL
INSTITUTE WHICH IS PRIMARILY AN
IMMIGRANT POPULATION BUT BOTH OF
THESE INSTITUTIONS FURNISH
SERVICES TO HUNDREDS OF PEOPLE
WHO TEND TO BE LOWER INCOME
PEOPLE OF COLOR.

AND TO BE ABLE TO PROVIDE THESE
OPPORTUNITIES WHICH ARE REALLY
MEANINGFUL IN HELPING THEM GET A
LEG UP IN LIFE AND A LEG UP ON
THE ECONOMIC LADDER IS REALLY
IMPORTANT.

NOT ONLY IS THE BUILDING
PERFORMING AS A BUSINESS
PROPOSITION WE'RE ABLE TO GIVE
AFFORDABLE REASONABLY PRICED
SPACE IN OUR BUILDING.

BUT THE FRUIT THAT IT BEARS
CITY-WIDE BY PROVIDING THESE
OPPORTUNITIES TO A POPULATION
THAT IS VERY OFTEN VULNERABLE IN
THIS CITY IN 2018 IS REALLY A
BIG WIN FOR US AS FAR AS SOCIAL

AND ECONOMIC JUSTICE GAINED FOR
THAT VULNERABLE POPULATION.
SO WE'RE PROUD OF THAT AND
THANKS FOR YOUR KIND WORDS.
>> THANK YOU DIRECTOR.
>> THANK YOU COUNCILOR FLYNN.
SO I JUST WANTED TO FOLLOW UP
BRIEFLY ON THIS.
THANK YOU, I KNOW THE LETTER
WAS -- IT SOUNDS LIKE THE SAME
FROM THE BRA MEMO.
BUT THE POINT I WAS MENTIONING
IT SAYS WEB THREE YEARS OF THE
DATE OF THIS PROOF THEY WILL
SUBMIT A PROPOSAL FOR WHAT THE B
RA INTENDS TO DO WITH THE URBAN
RENEWAL PLANS OVER THE REMAINING
YEARS OF THE SIX YEAR EXTENSION
WITH RESPECT TO EACH PLAN,
TIMETABLE, THE AFFORDING PLAN
AND ANALYSIS WHETHER IT SHOULD
REMAIN AS DRAWN OR BE MODIFIED
WITH AN EXPLANATION AS TO WHY.
AND A FRAMEWORK AND TIMETABLE
FOR ACTION IN ANY AREA FOR THE
BRA PROPOSING OR THOUGHT
PROPOSING TO SEVEN AN ADDITIONAL
HE CAN TENSION.
I GUESS IT COMES DOWN FOO WHAT
WHAT-TO WHAT THE WORD PROPOSAL
MEANS.
THIS IS THE POINT AT WHICH DHCD
WOULD WANT TO SEE THE MAJOR, THE
PLAN FOR WHAT WILL HAPPEN OVER
THE NEXT THREE YEARS A WINE DOWN
OR EXPLANATION.
IF THERE'S, I WOULD LOVE TO HEAR
IF THIS LEAVES ROOM.
IF THERE'S GOING TO BE A PUBLIC
PROCESS AFTER THAT BUT WHEN THE
MEAT IS SUBMITTED THERE'S NO
POINT HAVING PUBLIC TALK IF
NOTHING'S GOING TO CHANGE.
>> WHEN WE WERE WORKING WITH
DHCD WAS TO COME UP WITH OUR
RECOMMENDATIONS FOR WHERE WE
THINK WE'RE HEADED AND THEN HOW
WE'RE GOING TO GET THERE AND HOW
WE'RE GOING TO GET THERE IS THE
PUBLIC PROCESS SO IT COULD, IT
DOESN'T MEAN IT'S GOING TO BE
DONE BY THE 19TH.
IT'S JUST THAT'S THE PLAN WE'RE
COMING UP WITH THEM.

>> BUT WHAT YOU'RE SAYING IS YOU WOULD HAVE SUBMITTED WHERE YOU'RE HEADED AND FILLING IN HOW YOU'RE GOING TO GET THROUGH BUT IF THE PUBLIC WANTS THAT FEEDBACK INTO WHERE YOU'RE HEADED.

>> I THINK THE AMBIGUITY HERE.
>> I WANT TO TALK ABOUT THIS AT THE NEXT SESSION SO WE CAN TALK MORE DETAILS AND MAYBE TALK WITH DHC ABOUT WHAT THEY MEAN. WHERE IS THE FOR EXAMPLE IF YOU SAY WE'RE GOING TO ELIMINATE TWO OUT OF THE 14 PLANS JUST HYPOTHETICALLY BUT THE PUBLIC PLAN SAYS WE WANT THREE OR ONE, IS THERE ROOM WITH THIS LANGUAGE TO SAY AFTER THE THREE YEAR MARK WE'RE GOING TO COME UP WITH AN ENTIRELY NEW PLAN. AND THAT'S WHAT I WOULD WANT TO HAVE CLARIFIED.

>> YES.

>> AS I READ THIS EXACT LANGUAGE, IT SOUNDS LIKE THE BOARD MEMO.

I THINK THERE'S SOME AMBIGUITY WE NEED TO CLEAR UP DISWH YOU -- WITH YOU AND DHCD AND WHAT EXACTLY WE'RE GIVE ISING TO THEM NEXT AUGUST. IT'S A MATURE PLAN. CLEARLY THERE WOULD NEED TO BE A PUBLIC PROCESS LEADING UP TO THAT.

WE'RE NOT GOING TO BE PROPOSING A MATURE PLAN FOR THE WAY FORWARD NEXT SUMMER TO DHCD IF THERE HADN'T BEEN A PUBLIC PROCESS.

AT THE SAME TIME WHAT CONCERNS ME IS WE HAVE SO MUCH HOMEWORK STILL TO DO AS JANET MENTIONED. INVENTORY IN THE LDA'S AND THEN/¿i+THIS RIGHT. WITH THE COMMUNITY.

>> SO THEN LET'S KEEP THIS ON THE AGENDA FOR THE NEXT CHECK IN BUT IT WILL BE HELPFUL TO UNDERSTAND FROM DHCD WHAT THEY MEAN.

>> THANK YOU.

WE WANT A MEETING OF THE MINDS ON TIMETABLE.

>> EXACTLY.

>> I JUST HAD TWO MINOR FINAL QUESTIONS. ONE ON THE URBAN RENEWAL OVERLAY DESIGNATION THAT JANET WAS DISCUSSING.

SO VERY INTERESTING THAT, SO THIS IS BASICALLY A TOOL TO CREATE OR CHANGE ZONING THAT YOU SAID IS JUST DONE THROUGH THE BRA OR THROUGH THE BPDA.

ARE THERE OTHER PLACES BESIDES WAS IT WASHINGTON PARK.

ARE THERE ANY OTHER PLACES YOU ANTICIPATE USING THAT OR IS THERE ANY NOTIFICATION WHEN THAT IS USED TO ANY OTHER AGENCIES OR THE PUBLIC.

>> IT GOES TO THE PROCESS WITH ZONING.

WE'D HAVE TO GO THROUGH A PROCESS.

THEN WE'D HAVE TO RECOMMEND IT TO THE ZONING COMMISSION AND THE ZONING COMMISSION WOULD HAVE A PUBLIC HEARING ON IT.

SO IT'S GOT A PROCESS.

>> OKAY.

SO THERE'S STILL A WHOLE SET OF HEARINGS.

>> TO ANSWER YOUR QUESTION, WE DON'T HAVE, WE'RE NOT CURRENTLY CONSIDERING THAT I KNOW OF, A NEW U DISTRICT ANYWHERE. AND IF THERE IS, THERE WILL BE A SIGNIFICANT PUBLIC CONVERSATION. AS YOU KNOW, THIS IS, THIS DEVICE HAS REALLY SIGNIFICANT EFFECTS.

WE CAN DO A LOT WITH THIS IF THE DEVICE IS EXERCISED.

SO BEFORE WE EVER DID THAT, THERE WOULD BE A ROBUST PUBLIC PROCESS NOT JUST AT THE BPDA BUT BEFORE THE ZONING COMMISSION.

BUT TO ANSWER YOUR QUESTION, I DON'T KNOW THAT, I AM NOT AWARE OF CONSIDERING A U DISTRICT RIGHT NOW.

>> OKAY GREAT.

BECAUSE THE WEIGHT AND THE POWER OF IT IS THAT IT ESSENTIALLY STREAM LINES A LOT OF THE COMMUNITY OR PUBLIC PROCESS TO GET TO ZONING.

>> RIGHT.

YOU STILL HAVE TO GO THROUGH
ARTICLE 80 AND EVERYTHING.
SO LIKE WITH THIS ONE, THE
PRESENT PARCEL IT'S GOT OTHER
PARCELS IN THERE BUT THEY ALL
HAVE TO GO THROUGH ARTICLE 80.

>> OKAY.

AND THEN A PUBLIC ACCESS TO THE
LDA INVENTORY, I KNOW WHEN WE
DISCUSSED IT EARLIER, RIGHT NOW
THERE'S THE ZONING BUREAU WILL
HAVE A LITTLE FLAG TO SAY
THERE'S AN URBAN RENEWAL
COMPONENT TO THIS, PLEASE
CONTACT THE AGENCY FOR MORE
INFORMATION AND AFTER THE
INVENTORY'S DONE, YOU'RE WORKING
TOWARDS BEING ABLE TO DIRECTLY
GIVE EVERYTHING TO ON-LINE
ACCESS.

>> CORRECT.

I'M SORRY.

>> WILL THE DOCUMENTS BE LINKED
ON-LINE DIRECTLY TO SOME POINT.

>> TO THE REGISTRY.

SORRY, I'M SORRY.

>> TO THE LDA.

>> THE AGENCY HAS HAD THIS
CONVERSATION WITH THE COUNCIL
OFF AND ON FOR THE PAST COUPLE
YEARS.

HONESTLY MY ASPIRATION, I THINK
OUR ASPIRATION COLLECTIVELY WAS
THAT THE IDEAL AS FAR
AS INFORMING THE PUBLIC WHAT THE
LDA REQUIRES SO THEY CAN SEE
WITH THEIR OWN EYES, AUNT MULLLY
YOU'D HAVE THAT FLAG ON THE
VIEWER AND YOU WOULD BE ABLE TO
LINK TO THE DOCUMENTS.

IDEALLY THE REGISTRY OF DEEDS
WHERE THEY ARE.

OVER THE PAST YEAR SINCE WE'VE
BEEN WORKING THIS ISSUE FROM
BOTH A TECHNICAL STANDPOINT AND
A LEGAL STANDPOINT, WE'RE VERY
CONCERNED ABOUT THE DIFFICULTY
CONNECTING TO THE REGISTRY OF
DEEDS IN A MEANINGFUL FASHION.
FIRST OF ALL WE HAVE TO
ESTABLISH AND MAINTAIN THE LINK.
BUT THE COMPLEXITY OF THE
DOCUMENTS THAT YOU WOULD BE

LINKING TO AND IN MOST CASES YOU
WOULDN'T BE JUST LINKING TO A
SINGLE PAGE THAT TELLS YOU
HERE'S THE LDA AND HERE'S WHAT
IT REQUIRES.

IT MIGHT BE DOZENS OF DOCUMENTS
ASSOCIATED WITH THE DEED
RESTRICTION.

WE BELIEVE THAT FROM A TECHNICAL
STANDPOINT IT'S FRANKLY TOO
DIFFICULT TO DO THAT.

AND FROM A LEGAL STANDPOINT, NOT
NECESSARILY I THINK WOULD BE
CONCERNED ABOUT LIABILITY THAT
WE'VE SENT YOU TO THE WRONG
PLACE, IT'S GOING TO BE
EVERYONE'S OWN DUTY TO FIGURE
OUT WHAT THEY'RE LOOKING AT AND
THEY'RE LOOKING RIGHT THINGS.

WE FEEL WE'D BREED MORE
CONFUSION BECAUSE THE COMPLEXITY
OF THE NUMBER OF DOCUMENTS AND
COMPLEXITY OF THE TERMS OF THE
DOCUMENT IS NOT GOING TO PROVIDE
MEANINGFUL INFORMATION THE WAY
WE THOUGHT IT COULD BECAUSE
AGAIN SUPERFICIALLY THE WAY I
WAS APPROACHING THIS PERSONALLY
AND AS AN ATTORNEY, I STILL
THOUGHT IT WAS PROBABLY EASY
ENOUGH TO FORM LINK FROM OUR WEB
PAGE TO THE REGISTRY OF DEEDS,
ONE STOP SHOPPING THROUGH A
CHICK.

I'M ASSURED BY OUR TECHNICAL
FOLKS AND LEGAL FOLK IT IS NO
WHERE NEAR THAT ULTIMATELY WOULD BREED FAR MORE
FRUSTRATION.

WHAT WE THOUGHT MADE THE MOST
SENSE AS FAR AS PROVIDING
MEANINGFUL INFORMATION NOT JUST
DATA BUT INFORMING PEOPLE IN
WAYS THEY CAN CAN MAKE SENSE
WHAT THEY'RE LOOKING AT IS TO,
IS WHEN THEY IDENTIFIED THROUGH
OUR WEB, OUR ZONING VIEWER A
PARCEL WITH AN LDA THAT THEY CAN
IMMEDIATELY E-MAIL OUR STAFF AND
OUR SATISFY WILL RESPOND WITH
THE DOCUMENTS AND PROVIDE THEM
WITH SOME GUIDANCE AS TO HOW
THESE DOCUMENTS WORK, WORK
TOGETHER.

>> IS THERE A CAPACITY, SO RIGHT

NOW THE PDF OR LINKS --
>> I WOULD THINK YOU'RE RIGHT.
IT'S PROBABLY BOTH THOUGH
THINGS.
>> E-MAILS AND LINKS AND AN
ADDITIONAL COMMENTARY ON HOW TO
READ THIS.
>> I HAVE AN EXAMPLE.
I WROTE UP.
IT'S A DEED.
14 PARCEL WENT OUT ON ONE DEED.
I HAD A TEA TIME FIGURING OUT
EACH CASE IN THE UNIT IS
COVERING IT.
WE NEED A CONVERSATION.
THE SIMPLE ONE LIKE THE BACKYARD
THE PROBLEM THERE IS WHAT AREA
DOES IT COVER BECAUSE THEY
PROBABLY CONSOLIDATED THEIR
PARCELS.
SO THEY NEED, I THINK WE NEED TO
TALK TO THEM BESIDES PROVIDE
DOCUMENTS.
AND WE HAVE THE ULTIMATE YOU
KNOW LEGAL BUT JUST TO KIND OF
STEP IN AND GIVE THEM THE
DOCUMENTS BUT EXPLAIN.
>> I GUESS I HATE IN ANY WAY IN
THIS SORT OF KNOWLEDGE WITH
TODAY'S TECHNOLOGY TO BE TELLING
PEOPLE YOU HAVE ACCESS TO THE
INFORMATION ONLY IF YOU ASK US
AND THEN WE NEED TO, I
UNDERSTAND THERE'S AN EXTRA
PIECE WE HAVE TO WALK FOLKS
THROUGH SOMETHING OR MAYBE IT
REQUIRES A CERTAIN LEVEL OF
EXPERTISE OR FOUNDATIONAL
KNOWLEDGE TO BE ABLE TO
INTERPRET IT BUT FOR PEOPLE WHO
DO WANT IT AND MAYBE THE
UNIVERSAL FOLKS ARE TALKING
ABOUT IS RELATIVELY SMALL.
THERE HAS TO BE SOME OTHER WAY
WHERE THEY DON'T HAVE TO E-MAIL.
WHAT IF THE STAFF PERSON IS ON
YOU.
>> WE HAVE FILES, TO GET TO THAT
POINT WE HAVE A FILE ON EACH AND
ALL THE INFORMATION.
I THINK IF SOMEONE JUST SAYS I
WANT THE DOCUMENTS, I DON'T WANT
ANY EXPLANATION THEN WE JUST
GIVE THEM THE DOCUMENTS.

FOR OTHER PEOPLE I THINK IT WOULD BE REALLY HELPFUL FOR THEM TO HAVE A SHORT CONVERSATION WITH US.

>> THERE MIGHT BE SOME THAT JUST WANT THE DOCUMENTS.

>> I FEEL LIKE THINGS SHOULD STILL BE, PEOPLE CAN ACCESS THE DOCUMENTS DIRECTLY AND MAYBE THE FLAG IS PLEASE CALL US FOR MORE INFORMATION.

WITH EVER WE DO AS A COUNCILOR IN GENERAL THE GOAL SHOULD ALWAYS BE LET PEOPLE HAVE WHAT THEY ARE LOOKING FOR AND IF THEY HAVE MORE QUESTIONS AFTER THAT. I DON'T KNOW THE TECHNOLOGY PART BUT FROM THE LEGAL PART I FIND I CAN'T IMAGINE.

>> WE ALREADY HAVE SEPARATE FILES FOR EACH PARCEL. RIGHT NOW WE'RE ESSENTIALLY E-MAILING THEM OVER THE FILES AS OPPOSED TO JUST MAKING THE FILE ACCESSIBLE.

>> THERE'S LOTS OF DOCUMENTS.

>> IT MIGHT BE VALUABLE, I DON'T KNOW HOW MUCH TIME YOU WANT TO DEDICATE TO THE NEXT SESSION OR NOT OR A SPECIAL CONVERSATION TO TALK ABOUT THIS BUT IT MIGHT BE HELPFUL TO HAVE OUR IT PEOPLE TO TALK ABOUT THE DIFFICULTY OF MAKING THIS LINK HAPPEN IN A HELPFUL WAY.

WE'RE VERY MUCH COMMITTED TO WHAT YOU WANT.

I THOUGHT SUPERFICIALLY WHEN WE STARTED HAVING THIS CONVERSATION A COUPLE YEARS AGO THAT THIS WAS GOING TO BE EASY ENOUGH BUT EVERY TIME WE HAVE THE CONVERSATION INTERNALLY, I HAVE A CATALOG OF CONCERNS ASSOCIATED WITH THE HURDLE TO PROVIDING MEANINGFUL INFORMATION TO PEOPLE THROUGH THE CLICK OR THE REGISTRY OF DEEDS.

IT SOUNDS SPORT FISH LIKE IT SHOULD WORK AND RATHER EASILY IN A SHORT RIGHT AND LEFT BUT THAT IS NOT THE CASE.

>> I DON'T KNOW WHAT THE FILES ARE RIGHT NOW.

IF IT'S LITERALLY FILE FOLDER.
BUT EVEN JUST DIGITIZING THAT
AND HAVING THAT AS ONE PDF FOR
EACH PARCEL I KNOW IS A TON OF
WORK BUT THAT WOULD BE A
TECHNOLOGICAL WORK AROUND IT
UNLESS IT CHANGES AND THINGS ARE
BEING UPDATED.

ANYWAY WE'LL TALK ABOUT IT
LATER.

>> WE HAD NO FOLKS FROM THE
PUBLIC WHO WILL LIVE.

WE HAVE ONE PERSON.

COME ON DOWN.

>> [INDISCERNIBLE].

I WANT TO COMPLIMENT THE
MANAGEMENTED.

I'M CONTINUALLY IMPRESSED BY THE
SENIOR MANAGEMENT TEAM OF THE
BPDA WHICH IS ONE OF THE BEST IN
THE CITY IN TERMS OF THE DEPTH
OF KNOWLEDGE AND DETAIL IN TERM
OF THINKING THROUGH ALL THE
ISSUES.

MICHELLE COMMENTS YOUR GREAT
STRENGTH OF THE DUPTD OF
KNOWLEDGE -- DEPTH OF AGE WHICH
IS ONE OF YOUR WEAKNESSES
BECAUSE IT'S INSIDE EVERYONE'S
HEAD.

IT WOULD BE GREAT TO FIGURE OUT
A WAY BY I.T. OR WHATEVER TO GET
IT INTO A FORM THAT SOMEONE
COULD CLEARLY WITHOUT
NECESSARILY HAVING TO TAKE UP
SENIOR MANAGEMENT TIME AS YOU
GUYS ARE DOING A LOT OF OTHER
THINGS.

I WANT TO YOU KNOW, TO THAT
POINT, I WANT TO POINT OUT, YOU
KNOW, SOME IDEAS BECAUSE IDEA OF
INVENTORY, AS COUNCIL WU CAN
ATTEST I AM PROBABLY ONE OF THE
BIGGEST OFFICIAL THANK YOU
DOUGHS RECEIVING TELEPHONE BOOK
SIZE REPORTS.

I LOVE IT BUT NOT TOO MANY
PEOPLE ARE IN MY CATEGORY.
MOST PEOPLES WOULD LOVE TO SEE A
TABULAR FORM OF THE LDA'S.
AND I ACTUALLY THINK A TABULAR
FORMAT THAT ELICITS SOME OF THE
INFORMATION WOULD BE MUCH MORE
HELPFUL BECAUSE THERE ARE KEY

ISSUES LIKE DATES.

LET'S ASK WHAT ARE THE KEY THINGS YOU WANT TO KEEP TRACK OF.

YOU WANT TO KEEP TRACK OF THE TASTE.

YOU WANT TO KEEP TRACK OF THE TYPE OF SET ASIDES OF AFFORDABLE HOUSING, IS IT WORK FORCE HOUSING, IS IT COMMUNITY SPACE. IS IT SOME OTHER, SOME INTRA STRUCTURE COMMITMENT THAT -- INFRASTRUCTURE, IS IT A NURSING HOME OR OTHER CARE FACILITY. THESE ARE IMPORTANT.

I RECALL THE BPDA WAS VERY HELPFUL IN SAVING OUR NORTH END NURSING HOME WHICH PARTNERS WANTED TO SELL AND WE INTERSENT IT BECAUSE THERE WAS AN LDA THAT MANDATED A NURSING HOME USE AND SO WE WERE ABLE TO NAVIGATE A SOLUTION THAT WORKED FOR EVERYONE.

IT WAS EXCRUCIATINGLY HARD. THAT'S ONE OF THOSE THINGS YOU WOULD HAVE POP RIGHT UP IN SOME SORT OF TABULAR INVENTORY. I'VE HEARD PEOPLE SAY WE'VE MISSED THE DEADLINE AND THIS IS EXPIRED.

TO KEEP TRACK OF THOSE DATES AND HAVE THEM PULLED OUT AND NOT BURIED IN A PDF FILE AFTER THIS INVENTORY, NO ONE IS GOING TO REMEMBER OR GO BACK TO AND YOU'RE GOING TO MISS MORE DATES. HAVING THAT I.T. DISCUSSION I THINK IS REALLY IMPORTANT. I WOULD ALSO I'M GOING TO THROW OUT A COMPLIMENT TO ANOTHER CITY ORGANIZATION ISD AND CHRIS ENGLISH ARE RUNNING AN RFI PROCESS.

THEY DESCRIBED YESTERDAY IN THE AIRBNB SHORT TERM RENTAL DATABASE SO THEY CAN CAN COORDINATE ALL OF THE DIFFERENT ON-LINE PLATFORMS AND HAVE THEM FEED INTO A BOSTON PLATFORM. ACTUALLY THINKING ABOUT EXACTLY WHAT ARE THE THOSE DATA ELEMENTS WE NEED TO EXTRACT. IT MIGHT BE USEFUL TO TALK TO

THOSE GUYS TOO BECAUSE THEY'RE GOING THROUGH THIS WHOLE DATA SCHEMA KIND OF LET'S SAY VISUALIZATION OF WHAT THE DATA IS.

WHAT ARE THE IMPORTANT DATA ELEMENTS.

I WOULD REALLY LOVE TO HAVE A CONVERSATION ABOUT THAT BECAUSE I THINK THAT COULD MAKE THE PROCESS, THIS INVENTORY PROCESS A THAN CREATING SOME FILES THAT NO ONE EVER LOOKS AT OR A SELECT FEW LOOK AT COULD ACTUALLY CREATE SOMETHING THAT ACTUALLY HELPS THE ENTIRE PROCESS, MAKES IT SO WE NEVER HAVE A NEIGHBORHOOD THAT WORRIES ABOUT LOSING A NURSING HOME OR LOSES AFFORDABLE HOUSING.

THE LAST THING I WANTED TO ASK ALSO WAS HAVING JUST COME FROM THE NORTH END, HAVING COME LATE I NEEDED TO MAKE SURE THAT MY CAR WOULDN'T BE FLOODED PARKING ON THE STREET BECAUSE WE'RE INUNDATING RIGHT NOW.

WE'RE AN URBAN RENEWAL ZONE AND I WANTED TO ASK YOU IN URBAN RENEWAL ZONE THERE ARE MAYBE ANY INFRASTRUCTURE REQUIREMENTS THAT COULD BE MANDATED.

IF THE URBAN RENEWAL ZONE GIVES YOU ANY EXTRA POWERS TO HELP US FIX SOME OF ISSUES.

BOSTON REMAINS ONE OF THE FEW MAJOR CITIES THAT HAS A UNIFIED STRONG DRAKE AND SEWAGE SYSTEM. MOST CITIES OUR SIZE HAS SPLIT THEM.

WE HAVEN'T DONE THAT.

THAT'S ONE EXAMPLE OF INFRASTRUCTURE FAILING IN OUR CITY AND IT WOULD BE GREAT TO KNOW THE URBAN RENEWAL ZONES IF THEY'RE GOING TO CONTINUE, SERVE THE GREATER GOOD OF TRANSPORTATION AND INFRASTRUCTURE FOR THE RESIDENTS AS WELL AS GUIDING THE DEVELOPERS WHAT THEY CAN AND CANNOT DO.

THAT IS MY QUESTION AND MY COMMENTS AND THANK YOU VERY

MUCH.

AND GOOD JOB ON BPH'S PART.

>> OKAY.

WE'LL HAVE HIM COME DOWN AND
DISHEN HAVE FINAL COMMENTS.

>> MADAM CHAIR, THANK YOU FOR
THE OPPORTUNITY TO AT TWO CENTS.
MY NAME IS RICHARD AND I WANT
WITH THE DEVELOPMENT
CORPORATION.

I'D JUST LIKE TO PICK UP ON THE
SUGGESTION.

I THINK SOME OF THE BRA STAFF
KNOW THE COMMUNITY ECONOMIC
DEVELOPMENT ASSISTANCE CORROSION
TRACKS EXPIRING USE PROPERTIES.
THEY KEEP IT ON A WATCH LIST BUT
THEY KEEP IT ON A SIMPLE FORMAT
ON A TABLE.

THEY HAVE THE ADDRESS ON THE
PROPERTY, DATE OF EXPLORATION,
NUMBER OF UNITS PRIVATELY OWNED
AND WHAT'S GOING ON.

IN TERMS OF A QUICK SUMMARY FOR
OTHER FOLKS PROBABLY HELP THE
BRA TRACK AND MANAGE AND STAY ON
TOP OF ALL OF THESE THINGS THE
WAY FORWARD WAS SAYING WITH THE
NORTH END.

THAT STUFF THAT THEY DO, IT'S
CLEAR, SIMPLE AND FAST AND THEY
WOULD PROBABLY HELP ALL OF US.
AND I THINK IT MIGHT GO BACK TO
COUNCILOR FLYNN'S QUESTION ABOUT
EXPIRING USE PROPTS BECAUSE C
VAC IS TRACKED WITH WATCHING
THEM AND PUT OUT LISTS WITH
DATES.

MAYBE I SHOULD SEND THE LINK TO
THE COUNCILOR AFTERWARDS.

JUST THAT STYLE IS GREAT FOR US
LAY PEOPLE.

SO THANK YOU FOR HOLDING THE
HEARING AND THANK YOU ALL FOR
TESTIFYING.

MUCH APPRECIATED.

>> THANK YOU, RICH.

THANK YOU.

>> THANK YOU MADAM CHAIR AND
THANK YOU FOR THE COMMENTS.

WHEN I LISTENED, I FEEL LIKE I'M
LISTENING TO THE WORDS IN MY OWN
HEAD BECAUSE THE OBSERVATIONS
ABOUT MAKING INFORMATION MORE

READILY AVAILABLE BUT ALSO TRACKING IT AND STORING IT IN A COHESIVE PLACE WHERE WE CAN IDENTIFY THE MATERIAL PRODUCTS OF -- PROVISIONS IN ALL WE DO AND TRACK RELEVANT DATES AND REQUIREMENTS.

WE'VE HAD DISCRIMINATIONS WITH THE COUNCIL MULTIPLE TIMES ABOUT THAT IN RECENT YEARS ABOUT OUR OWN EFFORT TO TAKE AN AGENCY THAT WAS CREATED IN 19 57B AND HAS FOR MOST OF ITS HISTORY WELL UP TO THE PRESENT DAY BEEN OPERATING FUNDAMENTALLY AS AN ANALOGUE AGENCY IN A DIGITAL WORLD.

WE'RE TRANSFORMING THAT.

WE'VE DONE SIGNIFICANT WORK IN THE PAST FOUR YEARS TO BRING THIS INTO THE 2 ST CENTURY.

I THINK A LOT OF PEOPLE HAVE SORT OF SALUTED THAT WORK.

OUR I.T. DEPARTMENT HAS TRANSFORM THIS ANALOGUE AGENCY INTO A FAR<n MORE SOPHISTICATED ENTITY THAT USES INFORMATION, TECH LAWLG APPROPRIATELY.

WE WHERE WE WANT TO BE?

NO.

WE'VE MADE SIGNIFICANT PROGRESS TRACKING OUR LEASES DIGITALLY. THE MATERIAL PROVISIONS OF LEASES SO THAT WE KNOW WE'RE ENFORCING THOSE LEASES PARTICULARLY WITH REGARD TO REVENUE THAT HAD BEEN MISSED IN THE PAST WHEN RELYING JUST ON MONITORING HARD COPY ANALOGUE FORMS.

THAT WORLD HAS CHANGED.

WE'VE GOT TO MAKE SURE THAT SAME APPROACH I.T. PERVADES EVERYTHING WE DO.

AS MR. CAVALERI POINTED OUT.

WE'VE BEEN WORKING ON THAT FIRST AND FOREMOST MAKING SURE WE KNOW WHAT OUR DOCUMENTS REQUIRE OF US AS WELL AS THE DEVELOPMENT COMMUNITY MAYBE GOING BACK DECADES, WE'RE WORK HARD BUT WANT TO MAKE SURE THE PUBLIC HAS ACCESS TO THAT INFORMATION.

WE'RE ON THE SAME SHEET OF MUSIC

AND WE'RE SPENDING A LOT OF TIME
AND EFFORT AND A WHOLE LOT OF
RESOURCES ON INFORMATION
TECHNOLOGY TO MAKE SURE WE GET
THAT.

AGAIN ON, I KNOW THIS DOESN'T
NECESSARILY ADDRESS THE CONCERN
ASSOCIATED WITH I.T.

WE'RE COMMITTED TO THE TWO-TRACK
SOLUTION, DO AS MUCH AS WE CAN
TO I.T. TO INFORMATION AND MAKE
SURE WE HAVE HUMAN BEINGS READY
TO GO TO ANSWER.

WE HAVE ALLISON WITH US HERE
TODAY BECAUSE SHE'S DONE MOST OF
THE WORK WE'VE TALKED ABOUT.
IT'S REALLY ALLISON AND JANET.
BUT ALLISON'S JOB IS WORKING
URBAN RENEWAL AND LDA ISSUES AND
ANYBODY WHO IS INTERESTED IN
WHAT WE'VE ALREADY DISCERNED
ABOUT THE LDA, THE DOCUMENTS AND
WHAT THE DOCUMENTS REQUIRE.

ALLISON IS AN EXTREMELY
IMPORTANT RESOURCE TO BE TAPPED
AND I'D WELCOME MR. CAVALERI AND
ANYBODY ELSE WHO IS INTERESTED
IN HAVING THOSE CONVERSATIONS
ABOUT WHERE THESE THINGS ARE,
WHAT THEY REQUIRE, WHAT
PROPERTIES THEY IMPACT.

WE HAVE AN AWFUL LOT OF
INFORMATION ALREADY AT OUR
FINGERTIPS SO WE CAN CONTINUE
TO USE THE ANALOGUE IN THE HUMAN
WORLD AT THE SAME TIME THAT WE
USE INFORMATION TECHNOLOGY IN A
MORE ROBUST FASHION.

AND FINALLY, AGAIN, I APPRECIATE
HIGH LIGHTING THE WORK OF CPAC
AND TRACKING AFFORDABLE HOUSING
RISKS WITH REGARD TO EXPIRING
USE MORTGAGES AGAIN WHICH
PROBABLY SPEAK TO THOUSANDS OF
AFFORDABLE UNITS THROUGHOUT THE
CITY.

SO THE CPAC GEUF TAL ENTITY IS A
REAL PARTNER THIS EFFORT.
MY BEST IS OUR HOUSING DIVISION
LOOKS AT THAT FREQUENTLY AS WELL
AS D AND D.

MY IMPRESSION THE D AND D WILL
BE USING THAT.

THANK YOU FOR HIGH LIGHTING

THAT.

THANK YOU FOR YOUR TIME AND YOUR
COLLEAGUE'S TIME.

>> THANK YOU SO MUCH.

WE WILL CONVENE IN ANOTHER SIX
MONTHS AND THIS WILL CONCLUDE
TODAY'S HEARING ON DOCKET 0267.
ORDERED THAT THE BOSTON PLANNING
AND DEVELOPMENT AGENCY CONTINUE
BY URBAN RENEWALLIAN TASTE TO
THE BOSTON CITY COUNCIL.
THIS HEARING IS ADJOURNED.