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; 10/18/18 3:03 AM
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;;;BOSTON CITY COUNCIL
;;;10/18/2018

TEST CAPTION

>> THE HEARING ON DOCKET NUMBER
0627, ORDER THAT THE BOSTON
PLANNING AND DEVELOPMENT AGENCY
CONTINUE THEIR UPDATES.

THE CITY COUNCIL.

THIS IS OUR FOURTH IN A SERIES
OF CHECK-INS WITH THE BPDA ON
THE PROGRESS SINCE THE APPROVAL
OF THE URBAN RENEWAL EXTENSION
IN AUGUST OF 2016.

SO WE'RE PLEASED TO BE JOINED BY
JACK AND HIS COLLEAGUES THAT
WILL WALK US THROUGH A SIZABLE
PRECIPITATION.

I'M MICHELLE WU.

I'M THE CHAIR OF THE COMMITTEE.
THIS IS RECORDED AND BROADCAST
LIVE.

SO PLEASE SILENCE YOUR CELL
PHONES AND OTHER DEVICES.

WE'RE GOING TO TAKE PUBLIC
TESTIMONY A LITTLE BIT BEFORE
THE PANEL AND THEN AFTER THE
PANEL AS WELL.

WE'LL OPEN IT UP TO ANYONE THAT
WISHES TO SPEAK.

IF YOU'RE INTERESTED, MAKE SURE
TO SIGN IN ON THE APPROPRIATE
SHEET CLOSE TO THE DOOR.

AT THE START OF YOUR TESTIMONY,
STATE YOUR NAME, ADDRESS AND
AFFILIATION AND KEEP TO IT TWO
MINUTES OR LESS.

TODAY'S HEARING, AGAIN, IS ON
THE BIENNIAL UPDATE.

I WANT TO WELCOME MY COLLEAGUES
CITY COUNCILLOR ED FLYNN AND
CITY COUNCILLOR AT-LARGE
ESSAIBI-GEORGE.

>> I SAY THANK YOU FOR HOSTING
THIS, COUNCILLOR WU AND FOR ALL
OF YOU BEING HERE.

I WILL HAVE TO SNEAK OUT AT SOME
POINT AND I'LL BE BACK.

SO IF I'M MISSING, I'LL BE BACK.

>> THANK YOU.

COUNCILLOR WU?

>> COUNCILLOR FLYNN.

>> THANK YOU, COUNCILLOR WU.

I'LL JUST MAKE A BRIEF OPENING STATEMENT.

THANK YOU FOR YOUR LEADERSHIP ON THIS ISSUE.

I WANT TO SAY THANK YOU TO THE BPDA STAFF AS WELL FOR WORKING CLOSELY WITH THE CITY COUNCIL AND WE APPRECIATE YOUR TIME AND EFFORTS ON THIS IMPORTANT ISSUE. WE'RE PROUD TO HAVE A GOOD GROUP OF PEOPLE IN THE AUDIENCE THAT ARE -- THAT CARE AND DEDICATED, KNOW THE HISTORY OF BOSTON VERY WELL AND DEDICATED TO THE PEOPLE OF BOSTON, NEIGHBORHOODS OF BOSTON.

WE WANT TO WELCOME OUR GUESTS AS WELL.

THANK YOU, COUNCILLOR WU.

>> COUNCILLOR LEAH EDWARDS HAS ALSO JOINED US.

WOULD YOU LIKE TO MAKE A STATEMENT?

>> VERY BRIEF.

THIS IS A VERY IMPORTANT CONVERSATION.

ARTICLES CHARLESTOWN IS IN THE AREA OF RENEWAL.

WE'RE FEELING THE IMPACT.

WHAT IS IMPORTANT TO US IS TO HAVE A MODERN DEFINITION OF WHAT IT MEANS TO BE URBAN AND WHAT WE'RE RENEWING.

I APPRECIATE THIS PACKET THAT YOU'RE COMING WITH.

I DO.

I THINK THIS IS A GOOD CONVERSATION TO HAVE.

I LOOK FORWARD TO TALKING AND REDESIGNING THAT AND MAKING SURE HOWEVER WE DECIDE THIS AND MOVING FORWARD IS COMMUNITY LED AND WE'RE BUILDING NEIGHBORHOODS AND BUILDING COMMUNITY AND MAKING SURE THAT WE'RE BUILDING A MODERN CITY.

THANKS FOR YOUR TIME.

COUNCILLOR JOSH ZAKIM.

>> THANK YOU FOR YOUR WORK THE PREVIOUS TERM AS COUNCIL PRESIDENT AND NOW HAVING THESE

HEARINGS AND BRINGING THESE
FOLKS FROM THE BPDA COMMUNITY
AND OUR COUNCIL TOGETHER TO MAKE
SURE WE'RE HOLDING OURSELVES
ACCOUNTABLE AS A CITY AND HOW
WE'RE DEVELOPING AND USING THE
EXTRAORDINARY POWERS THAT THE
BPDA DOES HAVE AND DOING IT IN A
WAY THAT IS BENEFICIAL TO THE
CITY NOW AND THE FUTURE.
LOOK FORWARD TO HEARING MORE.
THANK YOU.

>> THANK YOU, COUNCILLOR ZAKIM.
WE'LL BEGIN WITH FIVE TO TEN
MINUTES OF PUBLIC TESTIMONY TO
START.

THE FIRST PERSON SIGNED UP IS
KEN FLYNN.
KEN WILL BE FOLLOWED BY ELLIOT
LAFFER.

IF YOU COULD --

[AUDIO DIFFICULTIES]

YOU CAN STAND AT EITHER ONE OF
THESE PODIUMS.

[AUDIO DIFFICULTIES]

[TECHNICAL DIFFICULTIES]

>> THANK YOU.

I'M FORD CAVALARI.

I'M FROM THE ALLIANCE OF
DOWNTOWN CIVIC ORGANIZATIONS
WHICH IS A UMBRELLA GROUP
REPRESENTING THE NINE LARGEST
DOWNTOWN NEIGHBORHOODS FOR THE
CITY OF BOSTON.

WE WERE INVOLVED IN THE
DISCUSSIONS TWO YEARS AGO, A
LITTLE OVER TWO YEARS AGO, WHEN
THE BPDA WAS GOING FOR THE
EXTENSION OF THE URBAN RENEWAL
ZONES.

OUR POSITION WAS WE THOUGHT THAT
THE URBAN RENEWAL ZONES NEEDED
TO BE SUNSETTED RATHER THAN
EXTENDED.

WE ALL THROUGH A BUNCH OF
COMMITTEE MEETINGS AND
TESTIMONY, THE CITY COUNCIL CAME
UP WITH A COMPROMISE WITH
MICHELLE'S LEADERSHIP THAT THERE
WOULD BE A SIX-YEAR EXTENSION
WHICH WE WERE COMFORTABLE WITH.
DHCD ISSUED A MEMO AUGUST 3
WHICH BASICALLY STIPULATED IN
ADDITION TO THE SIX-YEAR

EXTENSION, TWO STIPULATIONS WERE WITHIN TWO YEARS OF THE DATE OF APPROVAL, AUGUST 3, 2016, ALL OF THE LAND DISPOSITIONS WILL BE CATALOGED.

IF THIS MEETING IS LIKE THE REST OF THE MEETINGS, WE'LL SEE MORE DETAILS OF LDA STUFF THAT HAS BEEN CATALOGED.

IT'S NICE THAT THAT IS ONGOING. IT'S A LITTLE BEHIND SCHEDULE. I'M NOT -- I DON'T WANT TO BROW BEAT ON THAT.

WHAT I DO WANT TO POINT OUT, I THINK THIS STIPULATION OF THE TWO YEARS GETTING THE LDA'S, THE INVENTORY TOGETHER, WAS IMPORTANT BUT IT'S NOT THE MOST IMPORTANT THING THAT THE BPDA ISSUES.

IN THREE YEARS, WHICH IS COMING UP FAST, AND I WANT TO READ THIS, WITHIN THREE YEARS OF APPROVAL, WE WILL SUBMIT A PROSAL FOR WHAT THE BRA INTENDS TO DO OVER THE REMAINING SIX YEARS OF THE EXTENSION WITH DESCRIBING A TIMETABLE FOR SUNSETTING AND ANALYSIS AS TO WHETHER THE URBAN RENEWAL PLAN SHOULD REMAIN AS DRAWN AND A FRAME WORK AND TIMETABLE FOR ACTION.

I HAVE CONCERN THAT IN OUR ZEAL TO BE ENTHUSIASTIC ABOUT THE SLOW PROGRESS OF THE LDA INVENTORY, WE'RE NOT GOING TO HIT THE MORE IMPORTANT MILESTONE THAT IN THREE YEARS FROM THE DATE.

SO THAT IS AUGUST 2019, THERE NEEDS TO BE A PLAN NOT JUST FORMULATED FOR THE FIRST TEAM, BUT WITH BUY-IN, WITH DISCUSSION, WITH ADVICE AND COUNT KILL FROM THE CITY COUNCIL AND FROM THE COMMUNITY THAT IS AS RICH AND AS FAR-REACHING AS THE COMMUNITY INPUT PROCESS THAT YOU GUYS RAN DURING THE SOCIALIZATION OF THE TEN-YEAR OF THE EXTENSION THAT YOU GUYS WERE SEEKING.

YOU WERE SEEKING TEN YEARS, YOU RECEIVED SIX.

WE THINK THE MIDPOINT PLAN IS REALLY IMPORTANT.

I'M CONCERNED THAT WE HAVE NOT YET BEGUN THE DISCUSSION OF HOW THAT COMES INTO PLACE.

WE ARE VERY INTERESTED AND IN FACT EXPECTING THAT THERE WILL BE SOME COMMUNITY VOICE THAT COMES INTO THE PROCESS.

I JUST WANTED TO SAY AS MY OPENING COMMENT, YOU KNOW, I WILL DEFER TO THE BPDA TO HEAR WHAT THEY HAVE TO SAY BUT I'M HOPING TO HEAR MORE ABOUT THIS. THANK YOU.

>> THANK YOU.

ELLIOT?

>> MADAM CHAIRMAN, I DON'T HAVE A FORMAL STATEMENT BUT I WANT TO RAISE A COUPLE THINGS.

I'M ELLIOT LAFFER.

I'M SPEAKING AS AN INDIVIDUAL INVOLVED WITH BPDA AND BRA REVIEWS SINCE I THINK I WAS IN KNEE PANTS.

SO I THINK I HAVE A PRETTY GOOD HANDLE ON HOW THE PROCESSES WORKED AND THERE'S TWO CONCERNS THAT THEY WANT TO RAISE.

ONE IS THAT THE BRA FORMALLY AND HOPEFULLY NOT HERE BUT A LITTLE SCARY BECAUSE THEY'RE OFF RIGHT NOW HAD A HISTORY OF MISSING DEADLINES.

MISSING DEADLINES, MAKING DEADLINES ADVISORY.

WE WERE HOPING TO GO THROUGH THE REVIEW PROCESS AND WE HAD TO HIT THE DEADLINES BECAUSE THE BRA SET THEM.

WHEN THEY MISSED THEM, THEY JUST EXTENDED THEM.

THAT GETS CONCERNING BECAUSE, YOU KNOW, THE TIME GOES ON AND ON.

ANSWERS DON'T GET RESOLVED.

THE SECOND THING IS HOW IMPORTANT COMMUNITY PROCESS IS. THERE ARE A GREAT NUMBER OF PEOPLE IN THIS CITY WHO SPENT A LOT OF TIME AS HIGH-RANKING AMATEURS WORKING ON DEVELOPMENT ISSUES.

I THINK THAT THE -- WE BRING A

LOT OF WISDOM WITH THAT EXPERIENCE AND I THINK IF THE CITY DOESN'T INVOLVE US, IT'S A LOSS FOR THE CITY AND FRANKLY, YOU KNOW, WE DON'T CHARGE A WHOLE LOT.

SO IT'S A VERY POSITIVE AND ECONOMIC THING.

MY EXPERIENCE WITH COMMUNITY PROCESS ISN'T A VIBRANT PROCESS. EVERYTHING THAT GOES IN CERTAIN SHAPE COMES OUT IN BETTER SHAPE. IT'S IMPORTANT THAT THAT BE HONORED.

>> THANK YOU VERY MUCH.

>> THANK YOU.

SO WE'LL PAUSE FROM PUBLIC TESTIMONY UNTIL AFTER THE PANEL. I HAND IT OVER -- I WANTED TO RECOGNIZE THAT COUNCILLOR MCCARTHY JOINED US.

NOW OVER TO DIRECTOR GOLDEN AND THE PANHANDLE.

WE APPRECIATE THE PRESENTATION. IF YOU WANT TO MAKE THE OPENING STATEMENTS.

>> THANK YOU TO YOU, MADAM CHAIR AND THE MEMBERS.

IT'S A PLEASURE TO BE BACK WITH YOU THIS AFTERNOON.

WE APPRECIATE THE OPPORTUNITY TO PRESENT AGAIN ON THE SUBJECT OF URBAN RENEWAL EFFORTS IN ACCORDANCE WITH THE PLAN THAT WE AGREED TO WITH THE CITY COUNCIL TWO YEARS AGO.

I ESPECIALLY LIKE TO WELCOME ANY NEW MEMBERS OF THE COUNCIL TO THE CONVERSATION, WHICH HAS BEEN GOING ON WITH THE BODY AS A WHOLE FOR QUITE SOME TIME.

I ALSO LIKE TO RECOGNIZE CHRIS McCLAY, THE DEPUTY GENERAL COUNCIL AND HEARINGS MANAGER FOR THE DEPARTMENT OF HOUSING DEVELOPMENT AT THE STATE.

CHRIS IS IN THE AUDIENCE WITH US TODAY.

I'VE GIVEN THIS OVERVIEW OF OUR URBAN RENEWAL EFFORTS AT PREVIOUS CITY COUNCIL UPDATE SESSIONS.

I'D LIKE TO BRIEFLY REITERATE A FEW POINTS FOR YOU AND ANY

CONSTITUENT COLOR OR VIEWER WHO MAY BE NEW TO THIS ONGOING WORK. URBAN RENEWAL DATES BACK TO THE AMERICAN HOUSING ACT OF 1949 WHEN THE FEDERAL GOVERNMENT WORLD WAR II INVESTED GREAT SUMS OF MONEY THAT WERE RAPIDLY DECLINING.

WE WERE CREATED IN 1957 AT THE REQUEST OF MAYOR HINES TO THE STATE LEGISLATURE.

SINCE 1974, THE STATE DHCD HAS OVERSEEN URBAN RENEWAL ACTIVITIES WITHIN BOSTON.

WHILE URBAN RENEWAL HAS MANY NEGATIVE ASSOCIATIONS, I'D LIKE TO STRESS A POINT THAT WE'VE MADE FREQUENTLY IN OUR CONVERSATIONS IN THE COMMUNITY AND WITH THE COUNCIL.

URBAN RENEWAL TODAY IS A MUCH DIFFERENT TOOL THAN IT WAS IN THE 1950s, KNEE 60s, 1970s AND WE AS AN AGENCY EXERCISE THESE POWERS IN A MUCH MORE NUANCED AND SENSITIVE MANNER WITH AN EAR TO THE WANTS AND NEEDS OF COMMUNITIES.

URBAN RENEWAL PROVIDES US WITH A SET OF TOOLS THAT ENCOURAGES RESPONSIBLE REDEVELOPMENT AND REVITALIZATION OF BOSTON'S NEIGHBORHOODS WHERE BUT FOR THESE TOOLS, DEVELOPMENT MAY NOT OTHERWISE BE POSSIBLE.

WE USE CLEAR TITLE TO ESTABLISH CLEAR OWNERSHIP, USES LIKE OPEN SPACE AND THE PROMOTION OF AFFORDABLE HOUSING.

AS YOU MAY RECALL, THE BOSTON CITY COUNCIL APPROVED A SIX-YEAR EXTENSION MANY MARCH OF 2016. IN APRIL OF 2016, THE BOSTON PLANNING AND DEVELOPMENT AGENCIES BOARD APPROVED AN ACTION PLAN.

A REQUIREMENT OF THE SIX-YEAR URBAN RENEWAL EXTENSION PROVIDING ADDITIONAL BOSTON CITY COUNCIL OVERSIGHT OF OUR URBAN RENEWAL ACTIVITY.

THEN ON AUGUST 3, 2016, THE STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT UNTIL

APPROVED OUR REQUEST OR EXTEND URBAN RENEWAL POWERS FOR ANOTHER SIX YEARS UNTIL THE SUMMER OF 2022.

ALLOWING FOR THE BPDA TO MOVE FORWARD WITH THIS ACTION PLAN. THE HCD'S APPROVAL CAME AFTER WE FACILITATED ROBUST 1 1/2 YEAR-LONG PUBLIC ENGAGEMENT PROCESS TO INFORM RESIDENTS OF BOSTON ABOUT THE HISTORY OF URBAN RENEWAL AND TO 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.

AS PART OF THE URBAN RENEWAL EXTENSION APPROVAL, WE AGREED AS AN AGENCY TO PROVIDE YOU REGULAR UPDATES ON THE PROGRESS OF OUR WORK.

TODAY WE'RE PLEASED ONCE AGAIN TO PROVIDE YOU A FOURTH UPDATE REGARDING OUR ACTIVITIES.

JOINING ME TODAY ARE RENEE LePAY, THE GENERAL COUNSEL OF THE AGENCY.

TO MY RIGHT, JANET CARLSON, FIRST ASSISTANT COUNSEL AND CHRISTOPHER BREAM TO MY FAR RIGHT.

HE'S A SPECIAL PROJECTS MANAGER ON URBAN RENEWAL.

SOME OF YOU MAY RECOGNIZE CHRIS FROM HIS PREVIOUS ROLE IN THE MAYOR'S OFFICE OF NEIGHBORHOOD SERVICES WHERE HE SERVED AS THE NEIGHBORHOOD LIAISON TO CHARLESTOWN.

CHRIS JOINED OUR EFFORT EARLIER THIS YEAR TO MANAGE THE DAY-TO-DAY URBAN RENEWAL WORK AT THE BPDA AND WE'RE DELIGHTED TO HAVE HIM ON OUR TEAM.

ALSO LIKE TO THANK RECORDS MANAGER NATE SMITH, GIF SENIOR ANALYST OLIVE VISKIN, WEB CONTENT MAGGER EMILY OWIEGA, SENIOR HOUSING COMPLIANT MANAGER, MARY LEWANDOWSKI, SEVERAL INTERNS, ALLISON QUINN

AND MARTIN CERRANO FOR THEIR
HARD WORK AND SIGNIFICANT
CONTRIBUTION.

AS YOU KNOW, THE MAJORITY OF OUR
WORK HAS BEEN CENTERED AROUND
THE URBAN RENEWAL LAND
DISPOSITION AGREEMENT INVENTORY
PROJECT.

THESE ARE THE SO-CALLED LDA.
THROUGH THIS EFFORT, WE'VE
COLLECTED GRANULAR DATA IN AN
ATTEMPT TO PRESENT A
COMPREHENSIVE INVENTORY OF THE
LDA AND OTHER RESTRICTIONS ON
BPDA PROPERTY AND BPDA PROPERTY
THAT WAS CONVEYED TO OTHERS.
SINCE OUR FIRST UPDATE IN
SEPTEMBER 2016, WE HAVE
PRESENTED 13 URBAN RENEWAL AREAS
TO YOU.

TODAY WE'LL BE PRESENTING THE
FINAL THREE URBAN RENEWAL AREAS.
THE WEST END, DOWNTOWN
WATERFRONT, NATHANIEL HALL AND
CHARLESTOWN.

BEFORE I TURN IT OVER TO JANET
CARLSON, I'D LIKE TO UPDATE YOU
ON THE STATUS OF THE COMMITMENTS
MADE IN THE ACTION PLAN.

FIRST REGARDING THE MINOR
MODIFICATION PROCEDURES WHICH
WERE A SIGNIFICANT TOPIC OF
CONVERSATION TWO PLUS YEARS AGO.
WE'RE CONTINUING TO NOTIFY THE
CITY COUNCIL AND THE STATE DHCD
OF ALL MINOR MODIFICATIONS TO
THE URBAN RENEWAL AREAS.

IN ACCORDANCE WITH THE
CONCILIATION AGREEMENT FOR THE
SOUTH END, NOTIFICATION OF MINOR
MODIFICATIONS WITHIN THE SOUTH
END URBAN RENEWAL PLAN AREA ARE
ALSO EXTENDED TO STATE
LEGISLATORS THAT REPRESENT THOSE
AREAS IMPACTED BY THE RELEVANT
MINOR MODIFICATIONS.

WE'VE ALSO BEEN PROVIDING THE
CITY COUNCIL WITH DIGITAL COPIES
OF MINOR MODIFICATION NOTICES
THROUGH E-MAIL TRANSMISSION.

IN OUR EFFORTS TO BE AS
TRANSPARENT AS POSSIBLE, WE'RE
CONTINUALLY UPDATING OUR
TECHNOLOGY AND WEBSITE TO BEST

REFLECT OUR URBAN RENEWAL
ACTIVITIES.

THE PRESENTATIONS AND LINKS TO
THE VIDEOS OF OUR LAST THREE
CITY COUNCIL UPDATES ARE
AVAILABLE ON OUR WEBSITE.

WE PROVIDED A LINK THAT ALLOWS
ANY MEMBER OF PUSH TO DIRECTLY
GENERATE AN INQUIRY ABOUT ANY
URBAN MATTER TO CHRIS BREAM, WHO
WILL MORE ACTIVELY BE ABLE TO ON
A DAILY BASIS TO HELP WITH ANY
SPECIFIC QUESTION REGARDING
URBAN RENEWAL.

WE'VE ALSO IN RECENT WEEKS
ADOPTED A NEW PROGRAM CALLED
BOX, A NEW DIGITAL CONTENT
MANAGEMENT SYSTEM, WHICH WILL
ENABLE US TO DIGITIZE ALL OF OUR
DOCUMENTS COLLECTED DURING THIS
RESEARCH PHASE SO THAT THEY'RE
EASILY ACCESSIBLE TO OUR STAFF,
TO RESPOND MORE QUICKLY TO
INQUIRIES FROM THE PUBLIC.

AND TOMORROW WE'LL BE LAUNCHING
A NEW URBAN RENEWAL PAGE THAT
WILL PROVIDE A USER FRIENDLY
TABLE LINKING TO URBAN RENEWAL
PLANS, MODIFICATIONS,
NOTIFICATION LETTERS AND MAPS.

AS WE COMPLETE OUR DATA
SEARCHES, OUR ENTER DISCIPLINARY
TEAM HAS BEEN WORKING TO ADD
URBAN RENEWAL INFORMATION TO THE
BPDA'S ONLINE ZONING VIEWER.
THIS TEAM IS ACTIVELY WORKING TO
ENSURE THAT THIS ONLINE TOOL IS
FUNCTIONING OPTIMALLY BEFORE IT
GOES LIVE.

THIRD, THE 2016 ACTION PLAN ASKS
THAT WE EXAMINE OUR EXISTING
PROCEDURES FOR THE DISPOSITION
OF BPDA-OWNED LAND AND TO ARRIVE
PROTOCOLS ACCORDINGLY IN SUCH A
MANNER THAT REFLECT COMMUNITY
PLANNING GOALS AND PRIORITIES.
ALL DISPOSITIONS INVOLVE A
COMMUNITY PROCESS THAT SOLICITS
FEEDBACK FROM THE SURROUNDING
NEIGHBORHOOD STAKEHOLDERS, THIS
FEEDBACK IS INCORPORATED INTO
COMMUNITY PLANNING GOALS AND
PRIORITIES.

OVER THE PAST TWO YEARS, WE'VE

GONE THROUGH THOUSANDS OF DOCUMENTS, PRIORITIZING ACCURACY AND THOROUGHNESS TO ENSURE THAT WE'VE LAID THE BEST FOUNDATION FOR THE NEXT STEPS IN SIGNIFICANT WORK AHEAD.

WHILE THIS IS TAKING LONGER THAN WE HOPED, WE BELIEVED THE HIGH QUALITY OF OUR WORK TO DATE WILL TRANSLATE INTO BETTER RESULTS FOR THE CITIZENS OF BOSTON FOR MANY YEARS TO COME.

NOW, OVER THE NEXT FEW MONTHS, WE'LL BE WORKING CLOSELY WITH OUR PLANNING AND REAL ESTATE DEPARTMENTS TO ENSURE THAT WE CATALOG AND DEVELOP A PLAN BY WHICH TO MANAGE, DISPOSE, RETAIN OR REDEVELOP OUR LAND ASSETS WITH THE SAME DUE DILIGENCE AS THE WORK WE'VE DONE OVER THE PAST TWO YEARS.

WE LOOK FORWARD TO SHARING THE RESULTS OF THAT WORK SOON.

WE'RE AS COMMITTED TO A TRANSPARENT ACCESSIBLE AND RESPONSIVE PUBLIC ENGAGEMENT PROCESS TO INFORM RESIDENTS OF BOSTON ABOUT OUR PROGRESS AND NEXT STEPS AS WE ARE TO WORKING DILIGENTLY TO MEET THE COMMITMENTS IN THE EXISTING ACTION PLAN.

LOOKING FORWARD TO THE NEXT MILESTONES IN OUR ACTION PLAN, OUR COMMUNITY ENGAGEMENT STRATEGY REGARDING A TIMETABLE FOR SUNSETTING URBAN RENEWAL PLANS, REEVALUATING BOUNDARIES, MAKING RECOMMENDATIONS FOR MODIFICATIONS TO EXISTING URBAN RENEWAL PLAN AREAS AND EXPLORING THE NOTION OF NEW URBAN RENEWAL PLAN AREAS WILL BE INFORMED BY THE RESULTS OF OUR WORK AND DUE DILIGENCE TO DATE AND OVER THE NEXT FEW MONTHS.

WE'LL BE WORK WITH THE DHCD AT THE STATE LEVEL TO ENSURE THAT THEY ARE AWARE OF OUR PROGRESS AND TO COORDINATE EXPECTATIONS AND TIME LINES.

AT THIS POINT, I'D LIKE TO TURN IT OVER TO JANET FOR THE FORMAL

PRESENTATION.
THANK YOU.
>> THANK YOU.
CHAIRMAN?
YOU HAVE A --
>> THANK YOU.
OKAY.
SO I'M GOING TO DO THE LAST OF
THE LDA.
I'M GOING TO GO THROUGH AND DO
THE -- IF ANYONE WANTS TO LOOK
FOR SPECIFIC URBAN RENEWAL
AREAS, THEY KNOW WHICH TO LOOK
AT.
AS BRIAN SAID, THE PRESENTATIONS
ARE ONLINE.
THEN I'M GOING TO UPDATE THE
LAST THREE PROJECT AREAS.
FIRST, THESE WERE THE ORIGINAL
URBAN RENEWAL AREAS.
SEVERAL HAVE ALREADY EXPIRED.
THESE ARE THE EXISTING ONES.
WE HAVE 16 AT THE PRESENT TIME.
THESE ARE THE EXPIRED URBAN
RENEWAL PLAN AREAS.
AND THEN WE LAID OVER THE
EXISTING URBAN RENEWAL AREAS
WITH THE CITY COUNCIL DISTRICTS
SO YOU CAN SEE.
ANY UPDATES AND UPDATE ONE WE
COVERED THE CENTRAL BUSINESS
DISTRICT FOR BOYLSTON AND
EXCESS.
WE DID THE SOUTH STATIONS.
NORTH STATION, GOVERNMENT CENTER
AND SOUTH END.
THE LAST ONE WE DID HAD PARK
PROCESS, SOUTH COVE, CAMPUS HIGH
SCHOOL AND WASHINGTON PARK.
TODAY WE WILL BE DOING WEST END,
DOWNTOWN WATERFRONT AND
CHARLESTOWN.
NOW WE'RE GOING TO START WITH
WEST END.
BEFORE -- THIS IS THE WENT END
PLAN.
BEFORE I START, I WANT TO SAY
SOMETHING ABOUT THIS AREA.
THIS WAS CREATED IN 1957.
IT'S ONE OF OUR EARLY PLANS THE
WAY THEY DID THIS WAS DIFFERENT
THAN THE OTHER AREAS.
THEY BASICALLY LEASED OUT THE
LAND WITH OPTIONS TO PURCHASE.

WHEN THEY PURCHASE THE LAND FROM
US, THE LEASES BECAME
RESTRICTIONS.
THEY BECAME AN LDA.
SO YOU AREN'T LOOKING AT THE
OLDER ONES.
YOU'RE LOOKING AT THE LEASES FOR
THE RESTRICTION LANGUAGE.
THIS IS ON THE PRESENT DAY,
ASSESSING THE MAPS.
THE BOUNDARIES AND THE DIFFERENT
AREAS.
AGAIN, I'M GOING TO KIND OF GO
THROUGH ALL OF THEM.
THE OLDER ONES WERE DISPERSED
WITH DISPERSED WITH LEASES AND
OPTIONS TO PURCHASE.
THIS FIRST ONE IS EMERSON PLACE.
IT'S COMMERCIAL AND RESIDENTIAL
BUILDINGS.
THEY DID LARGE TRANSFERS WHEN
THEY DID THIS.
PARCEL 1 B, WE HAVE WHITTIER
PLACE.
RESIDENTIAL.
BLOSSOM COURT.
THIS IS THE BACK SIDE.
IF YOU GO AROUND THE OTHER SIDE,
IT HAS THE COMMERCIAL AREAS.
IT HAS LIKE FAMILY SHOPS.
DRY CLEANING, I THINK.
AND THEN OFFICES ABOVE.
AND THEN THERE'S HAWTHORN PLACE.
ANOTHER LARGE TRANSFER.
AND THESE ALL HAVE LEASES THAT
BECAME RESTRICTIONS.
CHARLES RIVER PLAZA HAD MEDICAL
BUILDINGS PUT ON TOP.
THIS IS WHERE THE WHOLED FOODS
IS.
THAT WAS DONE WITH A LEASE.
NEXT TO IT IS WHAT USED TO BE
THE HOLIDAY INN HOTEL.
NOW WYNDHAM.
NOW WE'RE GOING TO JUMP TO THE
OTHER SIDE.
WE'RE GOING TO GO BY NUMBERS.
SO WE'RE JUMPING OVER THE MARKET
ROAD.
THIS IS ON THE BACK SIDE.
THIS IS AFFORDABLE.
THE NEXT ONE, THIS IS A LAND
DISPOSITION AGREEMENT.
THIS IS A TRANSFERRED THAT

OCCURRED IN THE 90s.
THERE'S SEVERAL TIERS OF
AFFORDABILITY AND HAS THE WEST
END MUSEUM IN IT.
GOING BACK TO THE LEASES THAT
TURNED INTO RESTRICTIONS.
THIS IS JUST -- THIS PICTURE IS
A PORTION OF AREA.
THIS ALSO INCLUDES THE
RESIDENTIAL BUILDINGS BEHIND IT
AND ALSO IS WHERE THE GARDEN
GARAGE IS GOING UP.
IT'S A HUGE AREA OF LAND.
THIS IS THE AREA THAT WE GET TO
THE RETTON FOUNDATION.
THIS ONE WE HAVE NEVER OWNED THE
WHOLE PARCEL.
WE GAVE SLIVERS NEXT TO THE
LIBRARY AND THE CHARLES RIVER
PARK.
WE DID TRANSFER SLIVERS PARCEL.
AND OF COURSE THE WEST END
LIBRARY.
THAT WAS ON THE URBAN RENEWAL
PARCEL.
THAT WAS TRANSFERRED BY DEED.
THIS IS PARCEL 7 A AND 7 B.
AND NOW WE'RE GOING DOWN THE
STREET FROM THE HOTEL.
THE WYNDHAM HOTEL.
THIS IS AFFORDABLE HOUSING FOR
ELDERLY AND DISABLED.
THE SHRINER'S HOSPITAL FOR
CHILDREN ON PARCEL A.
SO MGH HAS ONE BIG PARCEL.
WHEN WE PUT WE HAVE A
RESTRICTION ON IT, YOU CAN SEE
THEY ONLY GAVE THEM A CORNER,
WHICH IS ACTUALLY THE DOWN RAMP
TO THE LOADING AREA.
THAT'S ALL WE GAVE THEM.
THIS IS THE SYNAGOGUE, WHICH IS
BACK BEHIND SOME OF THE HOUSING
BUILDINGS.
AND LASTLY, WE GAVE TO THE MBC,
THE AREA FOR THE OVERPASS OVER
STAR DRIVE.
SO WHAT DO WE HAVE LEFT TO DO ON
WEST END?
FOR THE MOST PART, IT'S TO
COMPLETE THOSE THINGS UNDER
CONSTRUCTION.
THERE'S A FEW UNDER
CONSTRUCTION.

THERE ARE SOME AFFORDABLE --
THERE'S SOME AFFORDABILITY.
THE ONLY AFFORDABILITY BY US IS
IN THE WEST END PLACE AS WELL AS
WE ACQUIRED SOME AFFORDABILITY
IN EMERSON PLACE BY VIRTUE OF
ALL SITE PIECES.

THE NEXT ONE IS DOWNTOWN WATER
FRONT.

>> CAN WE PAUSE THERE?

I WANT TO OFFER COLLEAGUES A
CHANCE TO ASK QUESTIONS
SPECIFICALLY ON THIS URBAN
RENEWAL AREA.

COUNCILLOR ZAKIM?

>> I HAVE ONE QUESTION ON THAT.

>> OKAY.

COUNCILLOR FLYNN?

>> I HAVE ONE QUESTION ON

SLIDE -- PAGE 52.

CAN YOU TELL US ABOUT THE GARAGE
THAT YOU MENTIONED?

>> IT'S NOT UNDER THIS ONE.

IT'S THE GARDEN GARAGE.

IT'S DOWN -- IT GOES FROM HERE
ALL THE WAY DOWN.

SO THE GARDEN GARAGE IS IN THIS
AREA OF AREA F.

THERE ARE DOING CONSTRUCTION
HERE.

IT'S JUST THE ENTRANCE.

IT WAS APPROVED LAST YEAR.

THAT'S ONE THAT WE HAVE TO GIVE
A CERTIFICATE ON WHEN COMPLETED.

>> THANK YOU.

COUNCILLOR EDWARD?

YOU GOOD?

COUNCILLOR ZAKIM?

>> THANK YOU, MADAM CHAIR.

I'M BE BRIEF.

THE LAST FIVE YEARS, WE
DISCUSSED OUR DIFFERENT OPINIONS
OR THE GARDEN GARAGE PLENTY OF
TIMES.

I WON'T RAISE THAT AGAIN TODAY.

I DO HAVE QUESTIONS ABOUT THE
AMY LOWELL HOUSE.

IT'S AN ALL AFFORDABLE HOUSING
BUILDING THAT IS EXPIRING IN THE
NEXT FEW YEARS.

IT'S NOT IMMINENT.

I BELIEVE IT'S IN THE NEXT SIX
YEARS.

THAT MIGHT SEEM LIKE A LONG

TIME, IT'S A VERY SHORT AMOUNT OF TIME FOR THE RESIDENTS THERE. AND GIVEN ITS LOCATION, GIVEN THE FACT THAT THIS IS AN URBAN RENEWAL PARCEL THAT I THINK WE NEED TO BE MAKING SURE IS BENEFICIAL TO THE CITY, I WOULD PUT TO YOU AS THE BPDA WHAT YOUR AGENCY CAN DO TO ADDRESS THE EXPIRING USE THERE.

INDEPENDENTLY AND WHAT OTHER THOUGHTS YOU MIGHT HAVE AND, YOU KNOW, OFF THE TOP OF YOUR HEAD, WHATEVER DIRECT AUTHORITY THAT WE STILL HAVE OR YOU ALL STILL HAVE OVER THIS PARCEL.

I'D ALSO LIKE TO PUT IT IN YOUR INBOX SO TO SPEAK ABOUT BEING ABOUT HUNDREDS OF UNITS DOWNTOWN, TRANSIT ORIENTED, CLOSE TO MEDICAL CENTERS THAT ARE REALLY IMPORTANT FOR A COMMUNITY THERE.

>> WE'LL HAVE TO DO RESEARCH AND WORK WITH SHEILA.

I'VE GOT THE DOCUMENTS.

>> IF YOU -- DON'T WORRY ABOUT PREFACING ANYTHING.

>> ALL RIGHT.

A COUPLE OF THINGS ON THAT. FIRST OF ALL, I GUESS WE'LL BE LOOKING AT -- I DON'T KNOW IF WE KNOW OFF THE TOP OF OUR HEADS, DOES THE LDA HAVE PERPETUAL AFFORDABILITY ON THE SITE?

>> I THINK WE'RE GOING TO HAVE TO WORK TO COME UP WITH A SOLUTION.

>> SO PERHAPS THE LDA DOES NOT AFFORD AN ADDITIONAL LAYER OF PROTECTION BEYOND THE TERM OF THE EXPIRING USE MORTGAGE. YOU KNOW, IT'S A PHENOMENON THAT WE DEAL WITH ALL OVER THE CITY. THERE'S TICKING TIME BOMBS, 40-YEAR MORTGAGES UP.

WHEN THEY COME DUE, THE OWNER CAN MOVE THEM TO MARKET RATE. SO IN A SITUATION LIKE THAT, IF WE DO NOT RETAIN REGULATORY POWER THAT IS EFFECTIVE IN ADDRESSING THAT ISSUE WITH REGARD TO LDAs OR ANY OTHER KIND OF REGULATORY AGREEMENT ON

FORMALLY BPDA PARCELS, WE WORK CLOSELY WITH THE CITY'S DEPARTMENT AND NEIGHBORHOOD DEVELOPMENT TO COME UP WITH A PROGRAM OR SOME OTHER KIND OF ARRANGEMENT WITH THE EXISTING OWNER OR NEW OWNER TO MAINTAIN

AFFORDABILITY.

THE ULTIMATE PROTECTION IS WITH A MISSION ORIENTED OWNER WHO IS IN THE BUSINESS OF AFFORDABLE HOUSING AND THAT'S WHY NEY OWN IT.

TO THE EXTENT WE'RE NOT DEALING WITH THAT, WE ENTER AGGRESSIVELY IN CONVERSATIONS TO MAKE SURE THAT AFFORD ABILITY IS PRESERVED AND DISPLACEMENT IS --

>> AND I UNDERSTAND THIS IS A UNIQUE SITUATION IN THE CITY OF BOSTON WHERE WE HAD SOME IN THE FENWAY NEIGHBORHOOD ALSO.

I WAS HAPPY TO WORK WITH THE FENWAY CDC, STATE AGENCIES AND OTHERS TO PRESERVE NOT A BRA

PARCEL BUT IN THE FENWAY LAST YEAR.

THIS STANDS OUT TO ME IN THAT IT WAS AN URBAN RENEWAL ZONE.

IT'S SOMETHING THAT MY UNDERSTANDING IS WE DON'T HAVE AN LDA THAT RESTRICTS IT.

THERE'S AN ADDED RESPONSIBILITY FROM YOUR AGENCY TO SEE WHAT WE CAN DO TO MAKE THIS AFFORDABLE.

MANY RESIDENTS ARE PUTTING UP WITH MAJOR DISRUPTIONS ONCE AGAIN FROM THE GARDEN GARAGE PROJECT NEXT DOOR.

THERE'S NO OTHER PLACE TO DO.

I THINK -- I DON'T WANT TO BELABOR THE POINT BUT I'D LIKE TO HEAR -- DOESN'T HAVE TO BE TOMORROW.

BUT SOMETIME IN THE NEAR FUTURE, YOUR VIEW OF ANY SORT OF LEVERAGE THE CITY OR YOUR AGENCY WOULD HAVE ON MAINTAINING AFFORDABILITY THERE.

IF NOT THAT, WHAT THOUGHTS WE CAN WORK ON.

FIVE OR SIX YEARS COULD BE A

LIFETIME WHEN WE TALK ABOUT
ISSUES.
THINGS HAPPEN EVERY DAY.
IT'S COMING UP.
I'D LIKE TO PUT THAT ON THERE.
OTHER THAN THAT, I THINK THINGS
AND I THINK THE RESIDENTS IN
THAT NEIGHBORHOOD DO FEEL THAT
DESPITE DISAGREEMENTS WITH THE
GARDEN GARAGE, THE PROCESS AND
ENGAGEMENT FROM YOUR AGENCY HAS
IMPROVED.
DOESN'T MEAN EVERYTHING IS
PERFECT, BUT I DO APPRECIATE
THAT AND WE NEED TO CONTINUE
ANYTHING ELSE MOVING FORWARD TO
MAKE SURE THE COMMUNITY IS
INVOLVED.
>> THANKS.
>> THANK YOU, COUNCILLOR ZAKIM.
JANET, COULD YOU JUST SAY ONE
MORE TIME -- I SORT OF HEARD IT.
YOU SAID THESE ARE NOT LDAs.
OTHER ABOUT LEASES BECAUSE IT
WAS A CONTRACT AND OPTION TO
PURCHASE AND MOST OF THE OWNERS
ENDED UP PURCHASING THEM.
>> YES.
THIS WAS STARTED SO LONG AGO.
THE LATER PARCELS THAT WE
TRANSFERRED WERE TRANSFERRED
WITH LAND DEEDS.
THE EARLIER ONCE -- THIS IS THE
ONLY AREA'S SEEN IT -- COLLECT
LARGE SWATHS OF LAND WITH LEASES
ON THEM AND OPTIONS OF PURCHASE
BUILT IN.
WHAT IT SAYS, IT SAYS WHEN THEY
PURCHASE, EVERYTHING GOES AWAY
AND THE RENT AND STUFF BUT THE
RESTRICTION ITSELF.
THE WAY IT RESTRICTS IT, IT TIES
IT TO THE URBAN RENEWAL PLAN.
IT DOESN'T SAY THAT IT'S
RESIDENTIAL TO THE TERMS OF THE
PLAN SO YOU HAVE TO GO BACK AND
LOOK AT THE PLAN AND SEE WHAT
WAS ALLOWED ON THAT SITE.
WE'VE HAD A FEW PROBLEMS WHERE
PEOPLE THINK THEY'RE GONE AND
THEY'RE NOT READING THE DOCUMENT
AND THEY THINK THEY BOUGHT IT
THE RESTRICTION ISN'T THERE.
IT'S VERY CLEAR IF YOU LEAD THE

LEASES THE RESTRICTIONS ARE
STILL THERE.
>> AND MOST OF THE RESTRICTIONS
ARE AROUND USE AND LEVEL OF
AFFORDABILITY.
>> THE AFFORDABILITY ISN'T BUILT
INTO THE REGIONAL PLAN.
IT'S LIKE RESIDENTIAL.
>> DO ANY OF THE NONRESIDENTIAL
BUILDINGS, THE HEALTHCARE OR THE
COMMERCIAL, THE SMALL COMMERCIAL
BUILDINGS, DO THEY -- ARE THEY
ALSO RESTRICTED TO THAT TYPE OF
USE AS WELL?
>> NO.
THE ONE WE WERE LOOKING AT THE
SHINERS, IT HAS A LAND
DISPOSITION ON IT.
IF YOU WANT, I CAN MAKE A LIST
OF THE PARCELS AND TELL YOU
WHICH ARE LEASES.
I DIDN'T DO IT FOR THIS
PRESENTATION BUT WE HAVE FILES
ON EVERYTHING NOW.
>> I'M GOING TO SAVE MOST OF MY
BIG PICTURE QUESTIONS UNTIL
AFTER.
BUT SO THIS ONE FOR EXAMPLE,
WHEN MOST OF -- WHEN THERE'S
RELATIVELY FEW LDAS AND WE SORT
OF KNOW WHAT THE USES ARE, IS
THERE A WAY TO THEN CODIFY THAT
IN ZONING AND REMOVE THE URBAN
RENEWAL AND SORT OF RETIRE OR
SUNSET THIS URBAN RENEWAL MAP OR
WHAT IS THE GOAL THEN WITH THIS
PARTICULAR --
>> I THINK YOU INCREASE THE USES
WITH REZONING.
THERE'S VERY SPECIFIC -- LIKE A
FEW USE FOR PARCELS IN THE URBAN
RENEWAL PLAN.
IF YOU DID THE ZONING, YOU WOULD
GET MORE USES ON IT.
I DON'T KNOW IF THAT WOULD WORK.
>> MEANING OUR ZONING CODE IS
MORE FINELY -- COULD GIVE MORE
OPTIONS --
>> OF DOING OTHER THINGS.
THE URBAN RENEWAL RESTRICTS IT
MORE.
IF THAT'S WHAT YOU WANT.
AS FAR AS USE.
>> SO IF -- LET'S TAKE ONE OF

THE RESIDENTIAL BUILDINGS FOR
EXAMPLE.
RIGHT NOW URBAN RENEWAL, THE
LEASE BUILT INTO THE PURCHASE
SAYS IT MUST REMAIN RESIDENTIAL
AND BASICALLY ALL IT SAYS,
RIGHT?
AND --
>> THEY HAVE COMMERCIAL AROUND
THE BOTTOM.
>> COMMERCIAL ON THE BOTTOM AND
RESIDENTIAL.
SO WHAT WOULD HAPPEN IF WE TRIED
TO DO THAT THROUGH ZONE
SOMETHING.
>> I DON'T KNOW.
DEPENDS WHAT THEY ZONED IT AS.
[INAUDIBLE]
>> COMMERCIAL.
WE COULD MOVE THE RESIDENTIAL IF
WHERE THE JUST GOING UNDER THE
ZONING.
BECAUSE BOTH USES WOULD NEED TO
BE ALLOWED.
SO THE URBAN RENEWAL THE MORE
RESTRICTIVE IN THAT REGARD.
>> IN COUNCILLOR ZAKIM'S
DISTRICT, I THOUGHT WE DID
SOMETHING ABOUT CERTAIN LEVELS.
WASN'T IT ABOUT FIRST FLOOR
COULDN'T BE A CERTAIN TYPE OF
COMMERCIAL --
>> THAT'S IN THE ADJACENT ZONING
DISTRICT.
THE BEACON HILLSIDE OF CAMBRIDGE
STREET AND CHARLES STREET AND BE
CON HILL.
>> THERE'S A WAY TO
DIFFERENTIATE WHAT FLOORS CAN BE
ON THE SAME PARCEL.
>> DEPENDING ON THE ZONING AND
WHAT AREA YOU'RE IN.
IT'S ALL DIFFERENT.
THERE'S DIFFERENT ARTICLES FOR
DIFFERENT NEIGHBORHOODS.
>> THERE'S A WAY IF THIS WERE --
IF THERE WAS A DECISION TO
SUNSET THIS MAP, FOR EXAMPLE,
THERE WOULD BE A WAY TO
ACCOMPLISH IT THROUGH ZONING.
>> YES.
IF THE QUESTION IS COULD WE
ADJUST THE ZONING TO ACCOMPLISH
THE SINGLE, YES.

IT WOULD REQUIRE AN AMENDMENT ON THE ZONING.

>> RIGHT.

OKAY.

SORRY.

I WAS UNCLEAR.

>> THAT IS ONE OF THE TOOLS THAT WE COULD AND MAYBE WILL USE TO ADDRESS SOME OF THESE ISSUES THAT ARE CURRENTLY BEING ADDRESSED BY THE OTHER CONTROLS ASSOCIATED WITH THE LDA.

WE COULD COME AT SOME OF THESE THROUGH ZONING AMENDMENTS.

>> IS THERE A REASON WHY THERE WOULD BE A DESIRE TO CONTINUE THE URBAN RENEWAL MAP IF MOST OF THE LAND IS ALREADY EVEN SOLD COMPLETELY AND WE CAN KEEP THE USE ATTACHMENTS OR -- THAT THERE'S NOT MUCH DEVELOPMENT POTENTIAL LEFT THERE?

>> SURE.

WORKING WITH THE COMMUNITY PROCESS OBVIOUSLY AND WORKING WITH THE COUNSEL, WE CAME TO THE CONCLUSION THAT EITHER, YOU KNOW, THE NEIGHBORHOOD AND THE URBAN RENEWAL AREA OR PIECES OF IT, THIS WERE NO FURTHER NEEDS FOR THESE TOOLS, I THINK WE WOULD FEEL COMFORTABLE TO ASPIRE TO SHEDDING SOME OF THIS GEOGRAPHY BECAUSE WE ACCOMPLISHED THE GOALS.

THAT'S -- WE'RE STILL IN THE FACT FINDING MODE, WHAT EXACTLY IS GOING ON WITH REGARD TO THE LDAS AND THE REGULATORY GOALS. HOW DO WE WANT TO ADDRESS IT IF IT GOES AWAY.

THAT'S WHERE WE'LL BE BACK TO YOU WITH RECOMMENDATIONS GOING FORWARD.

>> ALL RIGHT.

THANK YOU.

I THINK UNLESS THERE'S FURTHER QUESTIONS, WE CAN GO TO THE NEXT MAP.

>> OKAY.

THE NEXT ONE IS DOWNTOWN WATERFRONT FANEUIL HALL. IT'S ABOVE THE GOVERNMENT CENTER.

IT'S ALONG THE WATERFRONT.
THESE ARE THE PARCELS WITHIN.
I'M JUST GOING TO SHOW YOU A
FEW.
WE DIDN'T ZONE THE WHOLE SITE.
SOME OF THESE WE GAVE PARTS OF
THE PARCELS.
THE FIRST ONE, WE DIDN'T OWN
EVERYTHING.
WE OWNED PART OF IT.
WE'RE GOING TO GO DOWN ALONG THE
WATERFRONT.
WE HAVE HUBBARD TOWERS.
WE OWNED PARTS OF IT.
THE NEXT THING WE DID MORE
RECENTLY, WE DISCONTINUED PARTS
OF STREETS AND MADE A PARK HERE.
THAT'S THE PAST 15 YEARS, I'M
GUESSING.
THERE'S BEEN NEW ENGLAND
AQUARIUM.
THIS ONE WE OWNED THE WHOLE
PARCEL.
AND CHRISTOPHER COLUMBUS PARK
WAS A PARCEL.
NEXT TO IT IS THE ROSE KENNEDY
GARDEN.
THIS 1 LOOKS LIKE IT'S THE PARK.
BUT BEHIND THIS IS A HOUSING
PROJECT.
THAT'S WHAT WAS URBAN RENEWAL.
IN THE NEXT TWO SLIDES -- NOT
THE SLIDES.
YOU'LL SEE A SERIES OF HOUSES.
WE PUT THEM OUT FOR REHAB.
BASICALLY THE BUILDING STAYED
AND THEY DID REHABILITATION.
SO WE HAVE LOTS OF LDAS ON THIS
ONE.
LIKE 20 OR 30.
GOING OVER TO THE OTHER SIDE OF
THE URBAN RENEWAL AREA OVER ON
THE OTHER SIDE OF THE
MARKETPLACE.
USED HAVE OUR OFFICES HERE.
IT'S UNDEVELOPED.
MARKETPLACE CENTER, WHICH IS AT
THE END OF THE MARKETPLACE, THE
URBAN RENEWAL PARCEL.
AND THEN CRAZY MARKET.
AND THIS -- IF YOU LOOK AT THE
PLAN, YOU CAN SEE A NOTCH.
THAT'S THE PARK.
IF YOU LOOK AT THE PICTURE,

THERE'S A BILLBOARD ON TOP.
WE DON'T CONTROL IT.
THERE'S MORE CONTROL WITH URBAN
RENEWAL.
THAT'S ALSO IN THE URBAN RENEWAL
AREA.
THE BOSTON HOTEL.
I'M NOT HITTING EVERY PARCEL.
THERE'S A COUPLE PARCELS THAT
ARE ALSO URBAN RENEWAL AND LDA
CONTROLLED.
AND THEN 60 STATE STRADDLES THE
GOVERNMENT CENTER.
IT'S PORTIONS OF E-11 IN
DOWNTOWN WATERFRONT.
WHAT DO WE HAVE LEFT TO DO?
WE'RE WORKING ON THE PUBLIC
REALM.
IT'S 60 STATE STREET THAT
THERE'S SUPPOSED TO BE EASEMENTS
CUTTING THROUGH.
WE'RE ACTUALLY GETTING THOSE
NOW.
SO THEY WILL BE IN PLACE
HOPEFULLY BY THE END OF THE
YEAR.
THAT'S THE PUBLIC GROUNDS THINGS
THAT HAD TO BE DONE.
THERE'S NOT REALLY ANY HOUSING.
I DON'T THINK THERE'S ANY
RESTRICTED HOUSING THAT I CAN
THINK OF THERE.
DID YOU WANT TO STOP?
>> YES.
>> THANK YOU.
COUNCILLOR FLYNN?
>> THANK YOU, COUNCILLOR WU.
THAT QUINCY MARKET, THERE'S
THREE BUILDINGS IN QUINSEA
MARKET.
ONE IS OWN BY THE BPDA AND ONE
BY THE CITY OF BOSTON.
IS THAT FANEUIL HALL?
>> FANEUIL HALL.
>> SO KNOT AND SOUTH MARKET
OWNED BY THE BPDA AND LEASED TO
THE CURRENT LEASEHOLDER.
SO THAT'S NORTH AND SOUTH.
THE CITY OF BOSTON ACTUALLY OWNS
THE CENTRAL MARKETPLACE, THE
CENTRAL BUILDING, THE MAIN
BUILDING OF THE MARKET.
BUT HAS LEASED IT TO THE BPDA.
SO NOW THE BPDA IS THE LESSEE OF

THE CITY OF BOSTON AND THE
SUBLESSEE IN THAT CASE IS THE
HOLDING COMPANY.

SO WHILE THE AGENCY IS
ESSENTIALLY OWNER OF TWO OUT OF
THE THREE BUILDINGS, THE LEASE
IS FOR ALL THREE BUILDINGS.
BECAUSE WE DO HAVE A LEASEHOLD
INTEREST AND EFFECTIVE 99-YEAR
OWNERSHIP OF THE FACILITY.
SO WE'VE LOSED THAT.

IT'S ALL ONE LEASE.

DOES THE CITY OF BOSTON OR BPDA
OWN ANY OTHER LAND IN AN AROUND
QUINSEA MARKET?

>> OWNERSHIP CURRENT?

THE MARKETPLACE AT THE END GOING
TOWARDS THE ROSE KENNEDY GREEN
WAY WAS ORIGINALLY OWNED BY SOLD
OUTRIGHT IN THE 90s PERHAPS.

>> WE MIGHT OWN UNDER COMMERCIAL
STREET THAT GOES BETWEEN THE
MARKETPLACE AND THE QUINSEA
MARK.

THAT'S BASICALLY A WALKWAY.

>> THERE MIGHT BE SLIVERS OVER
THERE, BUT NOTHING OF

SIGNIFICANCE.

>> WHAT ARE THE OPPORTUNITIES IN
THE DOWNTOWN AREA THAT BPDA IS
GOING TO WORK TO BUILD SOME
AFFORDABLE HOUSING IN THIS
NEIGHBORHOOD?

I DO SEE A LOT OF HOUSING GOING
UP IN THE DOWNTOWN AREA.

I REPRESENT A GOOD PORTION OF
THE AREA.

GOING DOWN BROAD STREET, THERE'S
SEVERAL BUILDINGS THAT ARE GOING
UP.

BUT IS THERE AN OPPORTUNITY TO
BUILD ANY AFFORDABLE HOUSING IN
THAT AREA?

COUNCILLOR, THANK YOU FOR THE
QUESTION.

WE JUST KICKED OFF A MASSIVE
DOWNTOWN PLANNING EXERCISE.
FIRST TIME MAYBE EVER.

WE DON'T KNOW WHEN THE LAST TIME
THERE WAS A DOWNTOWN GRANULAR
PLANNING EXERCISE.

WHAT THE GENERAL CITY PLAN DONE
IN 1965.

IN THE MID 60s.
IT WAS 1965.
IT WASN'T GRANULE PARCEL BY
PARCEL.
THIS IS GOING TO BE A FAR MORE
GRANULAR EXERCISE.
WE'RE LOOKING AT THE CORE OF
DOWNTOWN EXTENDING THROUGH CHINA
TOWN TO THE TURNPIKE AND COMING
THROUGH THE FINANCIAL DISTRICT
TO THE CITY HALL AREA.
IN THAT PLANNING STUDY, WE'RE
GOING TO BE LOOKING AT
EVERYTHING.
HEIGHT, DENSITY, USES, WHAT IS
APPROPRIATE, WHAT IS
INAPPROPRIATE SO WE HAVE A BRAND
NEW PLANNING STUDY THAT INFORMS
BRAND NEW ZONING AND BRAND NEW
USES IN THE CORE DOWNTOWN.
SO THAT IS SOMETHING THAT WE'LL
BE LOOKING VERY CAREFULLY PROCESS
JUST GOT UNDERWAY AND COMMITTED
SIGNIFICANT RESOURCES TO IT.
YOU KNOW, I THINK WE HAVE BEEN
VERY OVERT ABOUT OUR BELIEF THAT
IF YOU LOOK AT THE CITY'S
LANDMASS, THE ONLY PLACE THAT
REALLY SUPERINTENDENT A
RESIDENTIAL NEIGHBORHOOD AS, HAS
A RESIDENTIAL SIGNIFICANT
SIGNIFICANT RESIDENT IMHUL
COMPONENT, WE WILL LOOK AT THAT,
IS THERE AN OPPORTUNITY FOR
RESIDENTIAL DEVELOPMENT IN THE
FINANCIAL DISTRICT, CAN WE
IDENTIFY THEM AND PLAN FOR THEM?
SO I THINK YOU WILL PROBABLY BE
PLEASED WITH SOME OF THAT
PRODUCT, AGAIN, IT IS, IT HAS
JUST BEGUN BUT CERTAINLY LOOK
FORWARD FOR NEIGHBOR'S INPUT AS
FAR AS WHERE HOUSING IS BEST
LOCATED AND WHERE AFFORDABLE
HOUSING IS MOST VALUABLE IN THE
DOWNTOWN NEIGHBORHOOD.
>> AND I KNOW YOU BRIEFLY
MENTIONED THE PLANNING STUDY AS
IT GOES INTO CHINA TOWN.
I DON'T MEAN TO GET OFF TRACK AT
ALL, BUT DO YOU HAVE ANY UPDATE
ON MASS PIKE TELLERS THAT YOU
CAN PROVIDE ME WITH?
>> MASS PIKE TELLERS IS THE

EXPIRING NEWS BUILDING, CHINA
TOWN RIGHT NEAR THE PIKE.

>> YES.

>> TRINITY.

>> TRINITY MANAGEMENT.

THE TRINITY --

>> I WAS UNDER THE IMPRESSION,
COUNCILOR THAT PROBABLY THE
INFORMATION HAD BEEN
COMMUNICATED HAVEN'T RECEIVED
ANYTHING RECENTLY.

I DON'T KNOW IF THERE ARE ANY
UPDATES AT ALL ON THAT.

>> I DON'T.

I KNOW WE ARE WORKING CLOSELY
WITH THE DEPARTMENT AND
NEIGHBORHOOD DEVELOPMENT.

>> OKAY.

>> AND THE OWNER/MANAGER OF THAT
HOUSING DEVELOPMENT TO IDENTIFY
WAYS FORWARD WHERE THE
AFFORDABILITY IS MAINTAINED, AS
WAS POINTED THOUGHT IS ANOTHER
ONE OF THOSE BUILDINGS WHERE
AFFORDABILITY WAS ONLY
GUARANTEED FOR 30 TO 40 YEARS
AND I AM GETSING THIS IS A 40
YEAR EXPIRING USE MORTGAGE SO AS
SOON AS THAT MORTGAGE EXPIRES
THEY COULD IN THEORY IF THEY
CHOSE TO TO MOVE IT TO MARKET
RATE, AND AGAIN THIS IS ONE OF
THE BUILDINGS THAT WE ARE
WORKING WITH THE DEVELOPER.
MY BET IS THAT WE DON'T HAVE AN
ACTUAL SOLUTION IN HAND YET.
I FEEL CONFIDENT THAT OLD, ALL
AGENCIES OF CITY GOVERNMENT ARE
ENGAGING THE OWNER OF THAT
DEVELOPMENT OR THE MANAGER OF
THAT DEVELOPMENT TO FIND A WAY
FORWARD THAT MAINTAINS
AFFORDABILITY AND AVOIDS
DISPLACEMENT OF THE EXISTING
RESIDENTS.

>> OKAY.

IS THERE ANYTHING ELSE IN
DOWNTOWN OR CHINA TOWN THAT I
SHOULD BE AWARE OF THAT COULD
IMPACT THE QUALITY OF LIFE OF MY
RESIDENTS, OF MY CONSTITUENTS AS
IT RELATES TO AFFORDABLE HOUSE
SOMETHING.

>> QUALITY OF LIFE ISSUES AS

WELL.

I WOULD SAY THAT WE MAY HAVE DISCUSSED THIS.

AIM NOT SURE WE DID THE LAST TIME, WE PRESENTED TO COUNCIL ON THE SUBJECT OF URBAN RENEWAL, WE ARE IN THE FINAL STRICTURES OF NEGOTIATION WITH THE RESPONDENT TO OUR RFT FOR PARCEL 12, WHICH IS A BPDA OWNED PARCEL ON CLAREMONT STREET NEXT TO THE TUFTS HOSPITAL GARAGE DOWN NEAR THE THEATRE DISTRICT.

>> YES.

>> THERE IS A DEVELOPER SEEKING TO DO A SIGNIFICANT MIXED USE PROJECT AND OUR GOAL THERE STATED IN THE RFP AND THE RESPONSE TO THAT RFP DID ADDRESS OUR DEMAND AND EXPECTATION THAT ANY DEVELOPMENT THERE COMMIT TO SIGNIFICANT NUMBERS OF AFFORDABLE UNITS.

SO, AGAIN, THAT PROJECT REMAINS UNDER REVIEW, BUT WE ARE HOPING THAT WE CAN FRANKLY SCORE A SIGNIFICANT WIN FOR THE NEIGHBORHOOD WITH REGARD TO THE CREATION OF HOUSING AND SIGNIFICANT NUMBERS OF AFFORDABLE UNITS, AGAIN, AND THAT IS ALL IN ADDITION TO REVITALIZING WHAT IS NOW A BPDA OWNED AND OPERATED PARKING LOT. SO WE ARE EXPECTING TO ADD SIGNIFICANT LIGHTS, SIGNIFICANT ECONOMIC ACTIVITY AND A LOT OF AFFORDABLE HOUSING TO THAT PARCEL.

>> THANK YOU, AND I JUST HAVE ONE FINAL QUESTION.

I DON'T MEAN TO MONOPOLIZE THE CONVERSATION.

AS IT RELATES TO CHINA TOWN, THIS THERE IS A PARCEL OF LAND OWNED BY MASS DOT, THE REGGIE WONG ATHLETIC FACILITY .. IT IS NEXT TO THE OLD WANG BUILDING. AND OFF OF THE HIGHWAY, BUT IT IS REALLY THE ONLY OUTDOOR ATHLETIC FACILITY IN CHINA TOWN THAT THERE ARE VOLLEYBALL COURTS.

THERE ARE BASKETBALL COURTS.

AND THERE IS OUTDOOR SPACE WHERE
-- FOR PEOPLE TO PLAY SPORTS.
AND MY CONCERN WOULD BE IF THAT
WAS DEVELOPED BY MASS DOT THAT
THE RESIDENTS OF CHINA TOWN
WOULD NOT HAVE ANY ATHLETIC
PLACE TO PLAY SPORTS, SO THAT
WOULD BE A CONCERN OF MINE SO I
JUST WANT TO LET BPDA KNOW ABOUT
THAT, THAT IF THIS IS DEVELOPED
THAT THERE WILL BE NO
OPPORTUNITY FOR OUR COMMUNITY TO
PLAY SPORTS.

IT PROVIDES A TREMENDOUS SERVICE
TO THE PEOPLE OF CHINA TOWN AND
THE OTHER DISTRICT AS WELL.

>> I APPRECIATE THAT, COUNCILOR.
AND REST ASSURED, THE GOOD THING
THING GOING ON RIGHT NOW, I CAN
ONLY SPEAK TO MY TENURE IN THIS
JOB.

BUT IN RECENT YEARS, THE
RELATIONSHIPS BETWEEN CITY HALL
AND THE BOSTON PLANNING AND
DEVELOPMENT AGENCY AND THE
DEPARTMENT OF TRANSPORTATION ARE
QUITE HEALTHY.

>> OKAY.

>> WE ARE INVOLVED IN ALL OF
THEIR PLANNING EFFORTS AND WE
INVOLVE THEM .. WHERE THEY HAVE
SECRETARIES IN THE CONVERSATION
EQUITIES IN THE CONVERSATION AND
OURS, THERE IS A FREE
COMMUNICATION BACK AND FORTH, WE
WELCOME THEIR VOICE AND THEY
WELCOME OURS .. IN PLANNING AND
DEVELOPMENT DECISIONS WITH
RESPECT TO PARCELS SO IF THERE
WAS EVER ANY INTEREST IN
REDEVELOPMENT, EITHER ON THAT
SITE OR IN A MORE LIKELY IN THE
IMMEDIATE VICINITY, WE WOULD BE
VERY FOCUSED UPON PROTECTING
THAT KEY RECREATIONAL SPACE FOR
CHINA TOWN IN THE DISTRICT.
SO WE WOULD BE ON IT AND I WOULD
LIKE TO THINK IF PAST IS
PROLOGUE IN OUR RELATIONSHIP
WITH DOT, IT REMAINS HEALTHY AS
I EXPECT IT TO, THEY WOULD BE
SENSITIVE, THEY WOULD PROBABLY
BE SENSITIVE TO THAT NEED
WITHOUT OUR VOICE BUT WE WOULD

CERTAINLY ADD OUR VOICE TO THAT CONVERSATION FOR SURE.

>> THANK YOU.

I APPRECIATE THAT, DIRECTOR. YOU KNOW, IN MY NEIGHBORHOOD IN SOUTH BOSTON, THERE IS PLENTY OF PLACES FOR PEOPLE TO PLAY SPORTS, AND ON THE SOUTH END THERE ARE PLENTY OF PLACES TO PLAY SPORTS AND UNFORTUNATELY WE JUST HAVE ONE PLACE IN CHINA TOWN, TO IF WE -- IF WE LOST THAT, THAT WOULD BE A TERRIBLE IMPACT ON THE NEIGHBORHOOD, ON THE QUALITY OF LIFE OF THE RESIDENTS.

SO I HEAR ABOUT IT OFTEN, NOT ONLY DO WE NEED TO KEEP IT, WE NEED TO ALMOST -- WE NEED TO PUT MONEY INTO IT AND FIX IT UP AND TRY TO MAKE IT THE BEST ATHLETIC LOCATION WE POSSIBLY CAN.

SO I APPRECIATE YOUR SUPPORT ON THAT AND THANK YOU FOR TAKING MY QUESTIONS, EVERYBODY.

THANK YOU, COUNCILOR.

>> THANK YOU.

>> A THANK YOU, COUNCILOR FLYNN. COUNCILOR EDWARDS.

>> SOME OF THE PROJECTS ON THE NORTH END INCLUDED -- EDDIE AND I SHARE, COUNCILOR FLYNN AND I SHARE CERTAIN PARTS THAT I AM VERY HAPPY TO SEE, THAT WERE BROUGHT UP TODAY.

I WANTED TO SPECIFICALLY ASK OR NOTE THAT AT LEAST WITH THE -- IN THE NORTH END, THAT THAT IS PERMANENT, PERMANENTLY AFFORDABLE HOUSING AS THAT IS RUN FROM THE BHA; IS THAT CORRECT?

>> IT IS NOT CONTROLLED BY US, IT IS BHA, UNTIL THEY DEVELOP IT OR SOMETHING.

>> I AM SORRY IS IT BHA?

>> IT IS.

>> IT IS.

I AM SORRY.

>> SO I ASSUME IT IS AFFORDABILITY, IT WILL BE IN IMPERPETUITY AS LONG AS BHA IS A PART OF IT BUT MY CONCERN IS THE MERCANTILE BUILDING,

SPECIFICALLY AND ME AND REPRESENTATIVE MICHLEWITZ HAVE BEEN TEXTING BACK AND FORTH AND ONE QUESTION WE BOTH HAVE IS CONCERNING THE DEED RESTRICTION ON THE MERCANTILE BUILDING, I THINK I HAVE THE PAGE MARKED, IT IS PAGE 44.

>> UH-HUH.

>> AND THIS IS -- I MEAN, WITH THE PRIORITY BEING SO MUCH ABOUT AFFORDABILITY AND ASSURING THAT FOLKS CAN STAY IN BOSTON AS PART OF THE URBAN RENEWAL, AS YOU NOTE THERE IS, I BELIEVE, A 40 YEARS DEED RESTRICTION PUT ON THIS FOR AFFORDABILITY THAT HAS COME UP.

SO NOW THIS YEAR, AND FOR THE NEXT TWO -- FOR THREE YEARS IN TOTAL BUT FOR THIS YEAR AND THE NEXT TWO, THE RENT WILL GO UP THREE PERCENT EACH YEAR AND THEN IT WILL BECOME FULLY MARKET. WHICH WILL DISPLACE A LOT OF DEEPLY AFFORDABLE INDIVIDUALS THERE.

SO SO --

>> SORRY.

>> SORRY.

TO START THE CONVERSATION ON THIS SIDE OF THE TABLE.

>> GOOD.

BECAUSE THIS IS -- THERE IS A GENUINE TERROR THERE FOR INDIVIDUALS WHO ARE IN THE THREE PARTICIPANT INCREASE ISN'T MATCH WHAT THEY HAVE ON SOCIAL SECURITY.

IT HAS PREVENTED THEM THERE BEING ABLE TO WALK AROUND, LET ALONE WORK. THERE IS A VENUE WINE FEAR ABOUT WHERE FOLKS ARE GOING TO GO, THEY CANNOT AFFORD TO STAY IN BOSTON RIGHT NOW AT THE WAY THE RENTS ARE.

SO HERE IS AN OPPORTUNITY THAT SEEMS TO THEN GRAB AN AWFUL LOT IN THIS RENEWAL CONVERSATION WHEN THE GOAL HAS ALWAYS WITHIN TO, BEEN TO HAVE OR AT LEAST TO PRIORITIZE AS DIRECTOR GOLDEN HAS SAID AFFORDABLE HOUSING AND WE ARE WATCHING THIS SHIP FULLY

MOVE AWAY FROM US, FROM, AND THESE INDIVIDUALS WILL NOT -- THEY WILL BE DISPLACED, IT IS NOT A MATTER OF QUESTION. SO THIS IS -- SO I WANTED TO ASK ABOUT THAT AND THAT PARTICULAR BUILDING AND HOW URBAN RENEWAL HAS LOST THAT OPPORTUNITY OR THERE CAN BE SOMETHING DONE IN YOUR REVIEW TO HELP PROTECT THESE INDIVIDUALS AND THEN YOU CAN ALSO, AFTER THAT QUESTION, ANSWER WHAT WE ARE DOING IN GENERAL FOR 13-E BUILDINGS THAT ARE IN URBAN RENEWAL DISTRICTS AND HOW YOU HAVE DEALT WITH THEM BEFORE WHEN THEY ARE COMING OUT OF THE DEED RESTRICTION.

>> FIRST OF ALL, I WILL HAVE TO REVIEW THE DOCUMENTS FOR THAT, BECAUSE I DIDN'T KNOW THAT ISSUE.

WE WILL HAVE TO PULL IT OUT AND I WILL HAVE TO REVIEW THE DOCUMENT.

I THINK THAT IS --

>> SO I AM SORRY.

I AM AWARE OF THE FACT THAT IT IS AN EXPIRING USE.

I DID NOT KNOW THE SECOND PIECE OF THE STORY WHICH IS THE EXPIRING USE DEADLINE HAS COME.

>> IT HAS COME.

>> ALREADY.

>> YES.

>> AND THAT THE OWNER, THE PROPERTY MANAGER IS SCEAS LAYING THE RENTS AND BRINGING THEM UP.

>> PART OF THE -- PART OF THE AGREEMENT THAT THEY HAD IS AFTER -- IS AFTER IT BECOMES EXPIRED USE, THERE IS A THREE PERCENT GRADUAL, I GUESS ON ALL OF THEM, THREE PARTICIPANT, THREE PERCENT, THREE PERCENT FOR THREE YEARS, AND THEN IT GOES TO MARKET, SO THAT IS JUST -- I BELIEVE THE DEED RESTRICTIONS AND ESPECIALLY 13 A, SO THERE IS A POLICY, SYSTEMIC QUESTION THAT WE NEED TO HAVE ANSWERED WITH URBAN RENEWAL, IF YOU ARE GOING TO HAVE THIS KIND OF STEWARDSHIP GIVEN TO YOUR AGENCY TO DEAL

WITH URBAN RENEWAL AND YOU ARE DOING YOUR ACCOUNTING AND AUDITING AND WHAT NOT, THERE NEEDS TO BE A CONVERSATION ABOUT HOW YOU GOING TO COMPENSATE FOR THAT, AND I WISH THAT THERE HAD BEEN ONE BEFORE THEY CAME OUT OF THE RECEIVERSHIP.

WE ARE GENUINELY CONCERNED ABOUT HOW TO DO THIS.

WE KNOW THAT THERE ARE SOME BUILDINGS HAPPENING IN THE NORTH END THAT WILL MAYBE TAKE ON SOME SENIOR HOUSING WHERE -- COLUMBUS WILL TAKE ON SOME.

A LOT OF RESIDENTS STILL DON'T QUALIFY IN TERMS OF AGE AND SO MAYBE 20 PEOPLE WILL GET THAT. SO I NEED TO -- WE ARE GOING TO TALK URBAN RENEWAL AND THIS DEDICATION IN YOUR LEADERSHIP HOW THIS IS BEING ACCOUNTED FOR.

>> I AM NOT SAYING IT IS NOT ACCOUNTED FOR.

THE CITY DOES MAINTAIN THROUGH THE DOD A LIST OF AT RISK EXPIRING USE PROJECTS.

THEY ARE TRACKED.

THERE COULD HAVE BEEN CITY INVOLVED INVOLVEMENT IN THAT CONVERSATION.

I DON'T KNOW AT THIS MOMENT.

>> IT WAS AMAZING --

>> I WOULD -- NOT EVEN BUT I WORK FOR HER.

>> SURE.

>> BUT I KNOW THEY ARE WORKING VERY HARD BUT WE ARE TALKING ABOUT URBAN REMULE AND THE STEWARDSHIP OF YOUR AGENCY AND YOU BROUGHT THIS -- THE BUILDINGS ARE RIGHT HERE AND BROUGHT UP TO ME.

SO I AM GOING TO -- I AM ASKING FOR WHAT YOU DO.

>> ABSOLUTELY.

AND WE WILL FOLLOW ONE YOU.

I THINK WE NEED TO ENGAGE OUR COLLEAGUES AT DND FOR A WHOLISTIC RESPONSE TO YOU ON THAT ONE.

THANK YOU.

AND 13-E IS IN GENERAL, SO WHEN THERE IS EXPIRING USES I THINK

THERE NEEDS TO BE A QUESTION OF WHAT YOU ARE DOING IN URBAN RENEWAL AND AS BUILDINGS ARE COMING OUT AS MORE WELL AND SOME IN YOUR DISTRICTS WERE FOR URBAN RENEWAL AND SOME AREN'T BUT MAYBE YOU HAVE AN EXAMPLE IN YOUR HISTORIC DOCUMENTS OF WHEN THERE WAS A 13-E COMING OUT AND YOU HOW YOU DEALT WITH IT IN URBAN RENEWAL BEFORE OR DIDN'T AND AND I THINK THIS IS A LEARNING OPPORTUNITY AND GETTING AHEAD OF A SYSTEMIC PROBLEM THAT IS ONLY GOING TO INCREASE.

>> MAY I MAKE ONE MORE STATEMENT?

SO WITH THE URBAN RENEWAL, IT IS BASICALLY THE TIME PERIOD THAT WE GAVE OUT THE LAND IS WHAT WE PUT IN THE DOCUMENT.

SO EVERY TIME YOU LOOKED AT ONE OF THESE, LIKE THE USE, WE DIDN'T PUT AS MUCH IN AND THEY THOUGHT THAT THE FINANCING WOULD, WAS RESTRICTIVE FOR ABILITY AND YOU HAVE TO EVERY TIME YOU HAVE TO GO BACK TO THE DOCUMENT SO I WILL LOOK AT THESE DOCUMENTS CAREFULLY AND GET THEM TO THE DIRECTOR BUT I AM SAYING T, IT IS NOT LIKE ONE ANSWER. YOU HAVE TO LOOK AT WHAT THE DOCUMENTS ARE, BECAUSE IF THEY WERE DONE IN THE SIXTIES AND SEVENTIES IT IS DIFFERENT THAN WHEN THEY DID THEM IN THE EIGHTIES AND NINETIES.

>> RIGHT.

AND I APPRECIATE THE AMOUNT OF WORK THAT IS BEING DONE AND THE AMOUNT OF RESEARCH YOU HAVE DO TO TO SUPPORT SOME OF THE ANSWERS TODAY.

I DO APPRECIATE THAT.

JUST KNOW THAT WE REALLY HAVE LOST TIME AND PEOPLE HAVE NO PLACE TO GO.

>> OKAY.

THANK YOU, COUNCILOR EDWARDS. I JUST HAD ONE OTHER -- TWO OTHER QUESTIONS ACTUALLY ON THE QUINCY MARKET PARCELS.

.. SO JENNA CAN YOU EXPLAIN IN

DETAIL THE BILLBOARD ISSUE AND
HOW RESTRICTIONS APPLY THERE
THAT WOULD NOT BE -- IF THEY --
>> SO FOR EXAMPLE, ON THE URBAN
RENEWAL, WHAT MECHANISMS --
>> WE ARE NOT A PART OF THE
LEASE.
IT WAS NEVER TAKEN.
THE GAP VISITING PART OF THE
BUILDING THAT'S WE DIDN'T TAKE
--
>> SO.
>> AS WE KNOW IT DOESN'T SHOW
IT.
>> I UNDERSTAND.
BUT WHEN -- SO IF ONE OF THE
OTHER -- THERE WAS AN ATTEMPT TO
-- OH, AND THIS ALSO IS BRA
OWNED ANYWAY.
OKAY. SO MEANING THEY WOULDN'T
REALLY APPLY IN TERMS OF --
>> I GUESS MY QUESTION IS
WHETHER URBAN RENEWAL
RESTRICTIONS HAVE SOME SORT OF
VISUAL PROTECTION OR --
>> SIGNING REVIEW, SO WE
WOULDN'T LOOK AT BILLBOARDS.
BILLBOARDS.
>> OKAY.
GOT GOT IT, POCK.
AND ON THAT WHOLE SITE IS THE
ARRANGEMENT WITH THE BPDA AND
LESSOR, BECAUSE THEN THE CITY OF
BOSTON STILL RECEIVES THE EVENT
FROM -- SO HOW DOES THAT WORK
WITH THE CITY OWNED, CITY OF
BOSTON OWNED BUILDING WHEN
PEOPLE RENT IT, FOR EXAMPLE?
>> SO THE UNFORTUNATE REALITY IS
THAT THIS IS A FREQUENT TOPIC OF
CONVERSATION.
IT IS A BPDA.
THE ONLY RENT PAID BY THE
LESSOR -- SAME, I AM SORRY THE
LESSEE OF THE QUINCY
MARKETPLACE, ARE A AND THIS WAS
THE RENT SETTLED POP IN 1975,
WHEN THE ORIGINAL LEASE WAS
AGREED TO.
THE REPRESENT IS \$10 A YEAR, AND
THE RENT IS IN TOTAL PAID TO THE
BOSTON PLANNING --
>> THE TOTAL.
>> \$10 A YEAR.

JUST A TREMENDOUS FRUSTRATION AS YOU --

>> THAT IS FOR ALL THREE OF THE BUILDINGS?

>> YES.

TRAMCALLY AND UNFORTUNATELY.

HOW MANY YEARS UNTIL --

>> 9013 YEARS, IT IS NOT GOOD.

>> MAYBE \$1,000 AFTER ALL OF ALL OF THAT.

>> YES.

WE ARE HOPING TO KICK IT UP.

>> WE ASPIRE.

THEY TOOK OVER RECENTLY --

>> MY UNDERSTANDING IS THEY ARE NUMBER 3, RAUSCH COMPANY WAS THE ORIGINAL DEVELOPER AND LEASEHOLDER, FOLLOWED BY GGP WHICH THEN CONVEYED THE REMAINDER OF THE LEASE, I THINK THERE IS 50 PLUS HERE THE LEFT ON THE LEASE TO OSHKOSH HOLDINGS AND OSHKOSH ACQUISITION.

I CAN'T REMEMBER THE NAME.

OSHKOSH IS THE OWNER I THINK SINCE 2011ISH, AND THE LEASE, THE RENTAL PAYMENT NEVER CHANGES.

IT HASN'T CHANGED SINCE 1975.

IT IS NOT AN ESCALATOR AND PERIODIC REVISION OF THE LEASE. AGAIN, IT WAS AGREED TO NOT TO SECOND-GUESS, SO, ORIGINALLY OVER SAW THE REDEVELOPMENT AND THE BUSINESS DEAL ASSOCIATED WITH THE REDEVELOPMENT AND LEASING OF NATHANIEL HALL TUFSSZ A BRAVE NEW WORLD.

NO ONE KNEW GF IT WOULD WORK SO TO IN7 TIES A DEVELOPER TO TURNING THIS INTO A SO-CALLED DECEMBER SPIT MARKETPLACE, THE CITY AND THE BRA AT THE TIME DECIDED TO DO A LEASE FOR ALMOST NOTHING AND OBVIOUSLY IT SUCCEEDED BEYOND PROBABLY ANYONE'S WILDEST IMAGINATION. THAT WAS DILAPIDATED SERIES OF STRUCTURES AND THERE WAS NO LIFE.

IT WAS NOT A THRIVING PLACE.

IT HAS ADD ADD LOT TO THE CITY OF BOSTON AND I THINK IT IS, IF PEOPLE KNEW TODAY HOW SFLT IT

WAS GOING TO BE THEY WOULD HAVE NEGOTIATED A DIFFERENT PACKAGE BACK IN 75, CERTAINLY ONE THAT MAY HAVE TAKEN INTO ACCOUNT THE ACT THAT IT COULD BE WILDLY SFLG AND IN THAT CASE IF IT IS WILDLY SUCCESS THE DA AND THE CITY MAKE MORE MONEY THAN THE \$10 BUT THAT WAS. IN THE LEASE SO A TREMENDOUS FRUSTRATION TO THIS DAY BECAUSE OBVIOUSLY IT IS AN EXTREMELY VALUABLE AND SUCCESSFUL PROPERTY BUN ONE IMPORTANT THING SPARSE THE CITY OF BOSTON PROBABLY FOR PEOPLE TO REALIZE THIS.

THERE IS A PILOT PAYMENT OF TAXES FROM THE LEASEHOLDER TO THE CITY OF BOSTON. AND THAT IS ACTUALLY SIGNIFICANT MONEY.

IT IS NOT CHAPTER 59 TAXES, BUT IT IS A SIGNIFICANT PAYMENT IN LIEU OF TAXES FROM THE LEASEHOLDER TO THE CITY OF BOSTON BUT NOT FORM THE BOSTON PLANNING AND DEVELOPMENT AGENCY. SURE.

THE ONLY THING WE MAKE FROM THAT SUPREME COURT THE \$10 A YEAR.

>> AND DOES THE CITY OR THE AGENCY HAVE AUTHORITY OVER CHANGES TO USE OR DEVELOPMENT -- CUTTING DOWN ALL THE TREES? WERE THOSE -- WERE THOSE IN CONVERSATION WITH CITY AND/OR YOU ALL?

>>

>> THE TREES WERE IN FRONT OF NATHANIEL HALL SO THAT WAS CONTROLLED BY THE CITY.

BUT IN TERMS OF THE LEASE FOR THE BACK PART, THE DIRECTOR WAS SPEAKING OF, WE DO HAVE AUTHORITY OVER THAT.

WE DO HAVE CONTROL, BUT THE DEVELOPER OWNERS I AM SORRY THE THETENANT, ARE TRYING TO WORK WITHIN THE PLEAS SO THEY DON'T HAVE TO COME FOR ANY CHANGES. SO THEY KNOW THAT WHEN THEY DO COME FOR CHANGES, WE ARE TRYING TO REOPEN THAT NEGOTIATION. TO BE PERFECTLY HONEST, IF THEY

WANT TO MAKE A SUBSTANTIVE
CHANGE THERE THEY WOULD HAVE TO
COME BACK AND REOPEN THE LEASE
AND PART OF OUR CONVERSATION
WOULD BE NEW RENT, BUT WE
HAVEN'T HAD --
>> HOW MUCH IS THE PILOT
PAYMENT?
>> IT IS SIGNIFICANT.
>> IT IS CLOSE -- IT IS CLOSE TO
WHAT THEY WOULD NORMALLY BEING
PAYING UNDER CHAPTER 29 FROM
WHAT WE UNDERSTAND BUT WE WOULD
HAVE TO CHECK WITH THE ASSESSING
DEPARTMENT.
>> I WILL JUST THROW UP A GUESS.
IT WAS MORE THAN -- MY
RECOLLECTION WHEN I ASKED THAT
QUESTION BEFORE, IS THAT WHAT
THEY PAY AS A PIE HOT, AS
OPPOSED TO CHAPTER 59 IS
PROBABLY ABOUT 75 PERCENT,
80 PERCENT OF WHAT CHAPTER 59
TAXES MIGHT BE.
>> ALL RIGHT.
THANK YOU.
>> THANK YOU.
>> WE WILL MOVE ON TO
CHARLESTOWN.
SORRY ABOUT THAT DIVERSION.
>> THANK YOU.
>> GOOD JOB DONE.
CHARLES TOWN WAS ORIGINALLY
CHARLESTOWN, NOT ALL OF
CHARLESTOWN, IT DOESN'T GO ALL
THE WAY TO THE SQUARE, THAT PART
IS MISSING AND ORIGINALLY IT WAS
WITHOUT THE NAVY YARD.
>> THESE WERE THE PARCELS THAT
WERE PROPOSED, NOT ALL OF THEM
BECAME PARCELS BUT SOME OF THEM.
AND THESE ARE THE PARCELS THAT
REPRESENTED THE ORIGINAL AREA.
>> DID A MAJOR MODIFICATION IN
IN 1976 WHEN PURCHASED THE NAVY
YARD FROM THE FEDERAL GOVERNMENT
AND THIS IS WHEN THIS WAS ADDED.
THESE WERE THE PARCELS.
THE WAY THEY DID THE NAVY YARD,
THEY HAVE FOUR PARCELS AND
BUILDINGS IN EACH BUT IT IS LIKE
THAT BUILDING WAS IN WASN'T OF
THE, ONE OF THE PARCELS. THE
NAVY YARD -- EXTENSIVELY. THE

NEXT ONE HERE, WE ACQUIRED THE NAVY YARD BY 3-D, THERE IS A HISTORIC MONUMENT DEED THERE IS A PUBLIC PARK DEED AND A PROJECT DEED.

>> THE PROJECT DEED AND THESE ARE THE AREAS, IN YELLOW IS HISTORIC MONUMENT AREA, THE RED IS PARK AND THE GREEN IS THE PARK THAT CAN BE DEVELOPED. SO THE YELLOW CAN BE DEVELOPED BUT WE CANNOT SELL IT, SO EVERYTHING IN THE YELLOW ARE GROUND LEASES.

>> AND WE CAN SELL THE LANDS IN THE GREEN.

>> ANOTHER ITEM THAT HAPPENED IN -- WHEN WE ACQUIRE THE NAVY YARD WAS THAT -- CLAIMING IN THE PROPERTY AND HOLDING UP OUR REDEVELOPMENT OF THE NAVY YARD AND ALSO DOING A SIMILAR THING WITH BMIP AT THE TIME, IT WAS TWO SEPARATE AGENCIES AND THERE WAS LIKE A THREE PARTY AGREEMENT BETWEEN MASS, BL A&E DIC AND HAS THE MAYOR'S SIGNATURE AS WELL, WHERE THE BRA, MASSPORT WOULD RELEASE ALL OF ITS INTEREST IN THE NAVY YARD AND RELEASE ITS JEST IN ANOTHER PARCEL WHICH IS SHOWN HERE IN CHARLESTOWN, THE PAA 2, WHICH IS IN A DESIGNATED PORT AREA, AND THEN THERE WAS ANOTHER COMPARABLE AGREEMENT ON THE -- SIDE AND THEN .. AS PART OF THIS AGREEMENT, WHAT MASSPORT WOULD GET IS THEY WOULD GET THIS PARCEL FOR \$1 A YEAR FOR 40 YEARS.

4040 YEARS, 40 YEARS IS UP NEXT YEAR AND THESE ARE THE DOCUMENTS.

THERE WERE TWO -- THERE WAS A RELEASE DATE ON P-8.

THERE WAS A DEED ON THE NAVY YARD TO US AND THEN WE DID THE LEASE UP FROM NOTICE OF LEASE THAT WAS RECORDED.

SO THAT IS KIND THAT IS KIND OF CONNECTING IT ALL.

OKAY.

SO NOW IN THE NAVY YARD N THE NAVY YARD YOU WILL HEAR A LOT

ABOUT BUILDINGS.

BUILDINGS 33, BUILDINGS 44, THE BUILDING NUMBERS ARE THE ORIGINAL NUMBERS THAT THE NAVY GAVE THEM AND NUMBERED THEM BASED ON WHEN THEY WERE BUILT SO THEY JUMP AROUND.

SOMETIMES YOU WILL SEE A PARCEL, LIKE PARCEL 39-A AND THEY ARE ALL WITHIN NY 1, NY 2, 3 AND 4.

>> OKAY.

SO LET'S LOOK AT SOME OF THE NAVY YARD.

>> THIS HAS A LEASE ON IT AND THAT NOSES STARTED CONSTRUCTION YET.

NY 1, ALONG THE EDGE OF THE NAVY CREDIT CARD.

WE HAVE THE MUSTER HOUSE, THE LITTLE ROUND BUILDING, A COMMERCIAL BUILDING, THAT IS -- THESE ARE IN THE HISTORIC MONUMENT AREA.

THEY ARE ALL LEASES, GROUND LEASES.

BUILDING 20, ANOTHER COMMERCIAL GROUND LEASE.

33, WHERE BRA USED TO HAVE OFFICES IN THE EIGHTIES AND 90S. IT IS NOW HOUSING AND HAVE SOME AFFORDABILITY IN THAT.

34 IS THE BUILDING IN FRONT OF IT.

USED TO HAVE SOME OF OUR OFFICES.

I DON'T KNOW WHAT IS IN THERE NOW.

38 IS NEXT TO THE 33 BUILDING AND 39 IS IN FRONT OF IT.

>> THIS IS STILL IN THE HISTORIC MONUMENT AREA.

39 A IS NEXT TO BUILDING 39, AND IT IS HOUSING, IT HAS RESTRICTIONS FROM THE BRA.

I AM NOW GIVING SOME OF THE LITTLE BUILDINGS IN THE BACK. A LOT OF THESE ARE MASS GENERAL, PARTNERS.

THEY ARE ALL DIFFERENT MEDICAL -- THESE ARE SOME OF THE OTHER ONES.

AGAIN THEY ARE STILL IN THE HISTORIC MONUMENT AREA ON THE GROUND LEASE.

>> FORD BUILDING THIS HAS A
GROUND LEASE NOW BUT HASN'T BEEN
STARTED.

YOU SEE THIS IS WHERE THEY USED
TO MAKE THE CHAINS AND ROPE.
AND THIS IS SUPPOSED TO BE A
HOTEL.

BASILICA.

BASILICA IS A HOUSING, IT
ORIGINALLY STARTED AS A RENTAL
HOUSING.

IT IS ON LEASED LAND BECAUSE IT
IS IN THE HISTORIC MONUMENT AND
IT WAS LIKE THE FIRST CONDOS ON
LEASED LAND, I THINK.

THAT'S WHAT I HEAR.

BUILDING 36 IS STILL IN THE
HISTORIC MONUMENT AREA, WE HAVE
JUMPED ACROSS THE AVENUE.

THIS HAD A REDEVELOPMENT GRANT
FROM HUD BACK IN EIGHTIES AND I
THINK THAT IS MGH NOW. THIS IS
THE PUBLIC PARK. THIS IS CPR
PARK, THE DRY DOCK AREA AND THE
PIER WHERE THEY HAVE THE
SAILING.

AND THAT IS NY 3.

NOW WE ARE GETTING TO MI 4, THE
DEVELOPMENT PARCELS, THIS IS
FLAGSHIP WORK AT THE END OF THE
PARK AREA.

WE HAVE TERRACED LANDING WHICH
IS NEXT TO THAT.

PARIS LANDING WHICH IS NEXT TO
THAT AND THESE HAVE ALL BEEN
SOLD.

ANCHORAGE DEPARTMENTS HAS
AFFORDABILITY IN IT.

IT IS RENTAL APARTMENTS.

AND 104 WAS DEVELOPED BY THE
BRICKLAYERS ALSO.

IT IS, IT HAS AFFORDABILITY IN
IT.

THE NAVY YARD IS 100 PERCENT
AFFORDABLE, 50 UNITS FOR SALE --
THIS IS ONE OF THE NEWER
DEVELOPMENTS THAT WAS NEXT TO
THE ROW HOUSES.

AND A PARK AT THE END.

AND IN BACK OF THAT IS THE
SPALDING.

NOW, WE ARE GOING TO GO BACK TO
THE MAIN PART OF CHARLESTOWN.

THIS IS THE ORIGINAL PLAN

REMEMBER WITHOUT THE NAVY YARD.
NOW THESE ARE THE PARCELS AND I
AM GOING TO INCLUDE THE NAVY
YARD TOO.

ALL OF THE DARK BLUE ARE PARCELS
THAT HAVE BEEN CONVEYED, EITHER
WITH LDA LEASES -- THERE BEING
NO PARCELS THAT ARE PERSONALLY
-- THAT ARE DEVELOPED OR BEING
DEVELOPED.

WE HAVE 21 LEASES.

WE HAVE -- 290.

>> 290.

THANK YOU.

THANKS.

290 LBA AND DEEDS.

THREE -- THESE ARE ONLY LIKE
TRANSFERS TO THE PUBLIC OR THERE
ARE A LOT OF TRANSFERS OF LITTLE
SLIVERS IN THE BACK OF PEOPLE'S
HOUSES OF FIVE YARDS, THAT KIND
OF THING.

WHEN YOU SEE THE PLAN WITH IT
ALL BLUE YOU HAVE TO REMEMBER A
LOT OF PEOPLE TOOK THOSE 200
SQUARE FEET AND CONSOLIDATED IT
WITH THEIR HOUSING SITE SO IT
LOOKS BIGGER THAN IT IS.

WHEN YOU HIT THE ASSESSOR IT ALL
COMES UP IN BLUE BUT
TREMENDOUSLY THE RESTRICTION IS
ONLY ON THE BACKYARD OR SIDE
YARD SO YOU HAVE TO WATCH THE
PLAN AND THAT'S WHY IT IS REALLY
CRITICAL WHEN WE GIVE
INFORMATION TO PEOPLE TO KNOW IT
IS ONLY THEIR BACKYARD, IT IS
NOT THEIR HOUSE TOO.

>> AGREEMENT, WE HAVE ONE, IT IS
NORTH POINT, AND YOU WILL SEE
THAT IN JUST A MINUTE.

AND THESE DON'T ADD UP TO THE
TOTAL NUMBER OF RENEWAL PARCELS,
BECAUSE THERE COULD BE SEVERAL
PARCELS UNDER, YOU KNOW, ONE
DOCUMENT.

OKAY.

SO THESE ARE THE LEASES.

YOU CAN SEE IT IS ALL IN THE
HISTORIC MONUMENT AREA AND THAT
DA-1, I THINK IT WAS, WHICH IS
MASS CORP.

THIS IS THE HISTORIC MONUMENT
AREA, THE OUTLINE, AS YOU SEE.

>> LDAS, THEY ARE ALL OVER THE PLACE AND YOU CAN SEE THE IN THE NAVY YARD THEY ARE ALL IN THE AREA WE WANT TO CONVEY.

THE COMMUNITY COLLEGE WAS AN URBAN RENEWAL PARCEL AND AT THE OWNED THE COMMUNITY COLLEGE THERE WERE SOME INDUSTRIAL ON THAT COOK STREET A, THERE IS INDUSTRIAL, THERE IS BRIDGEVIEW, PARCELS ALONG THERE.

AND THEN OF COURSE THE STREET THERE WAS THE SHOPPING MALL, YOU WILL SEE A PICTURE OF THAT IN A MINUTE.

>> THESE ARE JUST A COUPLE OF THE LDAS, BRIDGEVIEW, IT IS ONE OF THE NEWER ONES.

BRICKLAYERS.

NOW, BRICKLAYERS IS UP ON A -- AND THE BUNKER HOME, URBAN RENEWAL, WITH AN LDA.

>> THESE WERE THE ONES WITH -- ONLY AND WHAT YOU WILL SEE IS YOU WILL SEE A FEW LITTLE BACKYARDS AND THEN A LOT OF THESE ARE PUBLIC PARCELS, AND WE ARE GOING TO GO THROUGH SOME OF THE PUBLIC PARCELS SO YOU SEE WHAT WE HAVE CREATED.

THE REGULATORY AGREEMENT, THE ONLY ONE IS THE NORTH POINT. NOW NORTH POINT WAS NEVER AN URBAN RENEWAL PARCEL UNTIL ABOUT TEN, 15 YEARS AGO, WE NEVER OWNED IT.

WE MADE THESE PARCELS SO THEY COULD GET AN URBAN RENEWAL OVERLAY FOR THE STONING AND GOT THEIR ZONING REVIEWED BY THE DISTRICT, WITH DESIGNATION OF -- THERE ARE ALTERNATE NAMES FOR IT AND WE HAVE REGULATORY AGREEMENTS THAT CONTROLS THE USE.

>> HERE IS -- I THINK THIS IS -- IS THAT PUBLIC?

>> OKAY.

AND THEN WE CIRCLED ALL OF THEM THAT ARE PARKS AND GARDENS AND I WILL SHOW YOU IN A MINUTE.

ACROSS FROM THE HIGH SCHOOL WHICH IS OFFER THE HIGH SCHOOL FIELDS, THERE IS A GARDEN I

THINK AT THE TOP, AND -- THIS IS
UP NORTH TOWARDS SULLIVAN.
CHARLESTOWN COMMUNITY GARDENS.
THIS IS IN THE NAVY YARD.
THE SHIPYARD PARK.
THE PARKS IN THE NAVY YARD.
THIS IS STILL PART OF THE BRA.
THIS IS THE ONE ON THE EDGE OF
THE BUNKER HILL MALL.
WE USED TO OWN THAT, BUT YOU CAN
SEE IT IS A PARK, A LITTLE PARK
NOW.

NOW, SAME SLIDE WITH THE PUBLIC,
THE CIRCLED ONES ARE SCHOOLS, SO
WE HAVE THE COMMUNITY COLLEGE,
WE HAVE A PARKING LOT FOR THE
EDWARDS -- WE HAVE -- AND THE
HIGH SCHOOL. THE HIGH SCHOOL WE
ONLY GAVE A PORTION OF LAND.
SO THERE IS THE, OH AND THERE IS
THE LIBRARY. THE LIBRARY WAS
UNDER URBAN RENEWAL.

THAT SITE WAS CONSOLIDATED --
THROUGH URBAN RENEWAL.
CHARLESTOWN WAS A PIECE OF THAT
AND GAVE THE PARKING PLOT OUT IN
FRONT OF THIS -- AND OF COURSE
COMMUNITY COLLEGE.

HOUSING.
THESE ARE ALL OF THE HOUSING
SITES.

SOME OF THESE MIGHT BE JUST
INDIVIDUAL HOUSES TOO, LIKE
SINGLE, BECAUSE WE GAVE SOME
SITES, SOME WERE JUST BACKYARDS
BUT SOME WE DID FOR
SINGLE-FAMILY.

THE BIGGER, THE DARKER ONES ON
THE LEFT-HAND SIDE WERE BEING
THE MEASURE WANT .. MISHAWAN.
>> YES.

AND THEN THERE IS MAIN STREET
TOWN HOUSES, CHARLES STREET
GARDENS, URBAN RENEWAL -- HAM
WAS URBAN RENEWAL.

THE AFFORDABLE HOUSING. THESE
ARE THE PLACES WITH AFFORDABLE
HOUSING.

THESE ARE NOT ALL OF THE ONES
THAT THE BRA RESTRICTS, SOME OF
THESE ARE -- THE MA -- MISHAWAN
RESTRICT BID FINANCING.

YOU SEE THESE ARE -- NO WAIT I
WILL SHOW YOU A COUPLE OF SLIDES

AND SHOW YOU THE DEED RESTRICTED ONE.

THIS IS NOT CONTROLLED BY US. CHARLESTOWN IS CONTROLLED BY US. OTHER THAN IT IS CONTROLLED IN THAT IT HAS TO BE RESIDENT JULY UNDER OUR -- WE CONVEYED THOSE EARLIER ON.

THESE ARE -- THESE ARE THE ONES THAT ARE DEED RESTRICTED BY THE BRA SO YOU YOU WILL SEE ALL OF THE ONES IN THE NAVY YARD I WAS POINTING OUT.

BUILDING 33, 39, BASILICA 103, 104, THE ROW HOUSES.

I AM TRYING TO THINK OF THE OTHER ONES.

THEY WERE ALL RESTRICTED AND MORE RECENT TRANSFERS SINCE THE EIGHTIES AND START WE SEE -- ON THE OTHER SIDE YOU HAVE CHARLES GARDENS, YOU HAVE THE TOWN HOUSES.

75 WEST STREET YOU WILL SEE IN A MINUTE IS INTERESTING BECAUSE YOU SEE IT WAS GIVEN OUT AT THE KNIGHTS OF COLUMBUS, THEY IN THE PAST FIVE TO TEN YEARS SOLD IT, IT WAS REDEVELOPED WITH AFFORDABLE HOUSING, AND THE KNIGHTS OF COLUMBUS PICKED ANOTHER SITE ON THE OTHER SIDE OF CHARLESTOWN AND LO AND BEHOLD IT WAS AN URBAN RENEWAL SITE SO THEY MOVED FROM ONE BURN RENEWAL SITE TO ANOTHER. THIS IS A NUMBER OF DEED RESTRICTED UNITS THAT WE HAVE.

THE TOTAL NUMBER, HOW MANY ARE HOME OWNERSHIP AND HOW MANY ARE RENTAL.

THOSE ARE BASICALLY ALL SINCE 87.

>> '87.

THIS IS A PICTURE OF THE TOWN HOUSES.

AND THIS IS THAT 75 WEST SCHOOL STREET.

THAT IS OVER BY THE BUNKER HILL MALL.

ON THE OTHER SIDE OF THE COMMUNITY COLLEGE.

AND ANCHORAGE APARTMENTS, AND AFFORDABLE HOUSING.

THESE ARE 100 PERCENT
AFFORDABLE.
HAS AFFORDABILITY IN IT.
BASILICA ARE THE ONES THAT ARE
THE CONDOS ON THIS LAND.
4 IS ANOTHER BRICKLAYERS -- IT
IS LIKE 46 UNITS OF
AFFORDABILITY.
SO WHAT IS LEFT TO DO, AS FAR AS
THESE PARCELS, A NUMBER ARE --
UNDER CONSTRUCTION.
WE WILL HAVE TO DO NOTICE OF
EXTENSIONS OF RESTRICTIONS.
THOSE THAT WE DID DEED RESTRICT,
WE DID THE 30 PLUS 20.
WE ARE NOW AS A YEAR AND A HALF
AGO FILING NOTICES OF EXTENSIONS
OF RESTRICTIONS.
WE ARE MAKING SURE THAT THEY GET
EXTENDED FOR ANOTHER 20 YEARS.
AND I THINK THAT IS THE END.
>> THANK YOU, JANET.
>> THANK YOU.
SO I JUST WANTED TO WALK THROUGH
SOME OF, ACTUALLY WELL SEVERAL
QUESTIONS ABOUT CHARLESTOWN AND
URBAN RENEWAL.
BEFORE I START I WANTED TO NOT
ONLY ACKNOWLEDGE THE DIRECTOR,
HOW THINGS WORK WU TO REALLY LET
HIM KNOW HOW GOOD HE WAS AS AN
OFF AND REALLY BEING THE BRIDGE
BETWEEN OUR -- I THINK EVERYBODY
IN CHARLESTOWN AND THE MAYOR'S
OFFICE, HE WAS EXCELLENT AT IT.
WE DO MISS BUT WE ARE HAPPY TO
WORK WITH OUR NEW PERSON BUT WE
DO MISS YOU THERE, AND IT IS
GREAT TO SEE HIM WORKING ON THE
LDA'S AND MAKING SURE WE HAVE
THE CHARLESTOWN PERSPECTIVE.
THANK YOU FOR YOUR SERVICE.
SO JUST SPECIFICALLY GETTING
RIGHT DOWN TO I GUESS ANOTHER
LEASE THAT YOU DIDN'T GET A GOOD
DEAL ON OR MAYBE YOU DID ON
MONTEGO BAY AS IT IS CALLED.
>> THE SWAP YOU HAD WITH
MASSPORT FOR THAT STRIP OF LAND,
THAT LEASE IS COMING UP THIS
NEXT YEAR.
>> OH, SORRY.
THE SUBARU SITE.
>> YES.

>> SORRY.
>> MONTEGO BAY --
>> I ACTUALLY NEVER HEARD OF THAT.
>> REALLY?
>> YES.
>> CHRIS, COME ON.
>>
[LAUGHTER.]
>> AND I UNDERSTAND NOW FULLY AND I APPRECIATE THAT BACKGROUND, THAT IT WAS A SWAP FOR THE NAVY YARD THAT WAS THAT RESULTED IN A LONG-TERM LEASE FROM MASSPORT ON BPDA LAND FOR A DOLLAR, AND WITH THE BPDA THEN GETTING A NAVY YARD AND THEN HAVING LONG-TERM LEASE THERE IS THAT RESULTED -- CAME FROM THE BPDA.
SO AS THE LEASE IS COMING UP AND WE ARE TALKING ABOUT URBAN RENEWAL, AGAIN, I THINK I ASKED THIS QUESTION BEFORE, I WILL ASK IT AGAIN, HOW DO YOU MAKE SURE THAT, YOU KNOW, YOU STARTED OFF THE PRESENTATION ABOUT COMMUNITY IMPACT, COMMUNITY INPUT, COMMUNITY HAVING A VOICE, SO HERE COMES THIS LEASE, COMING UP, COMMUNITY CERTAINLY WANTS A VOICE, CERTAINLY WANTS TO MAKE SURE CHARLESTOWN GETS MORE, MAYBE IN THIS DEAL, SO HOW DO WE DO THAT?
>> SURE.
SO WE ARE ABSOLUTELY COMMITTED TO A COMMUNITY CONVERSATION ABOUT THAT PARCEL AND THE LEASE COMES TO A POINT OUT, YOU POINT OUT THE LEASE IS IMMINENT. THE MIDDLE OF NEXT YEAR SO THERE WILL BE A COMMUNITY CONVERSATION.
SO PART OF IT WILL BE, HEY, THIS IS HOW WE CAME TO DO THIS DEAL. IT IS A LITTLE COMPLICATED INVOLVING SWAPS AND DIFFERENT AGENCIES GETTING DIFFERENT PARCELS FOR THEIR OWN, YOU KNOW -- TO ATTEMPT TO ACHIEVE THEIR OWN GOALS AND OBJECTIVES. SO IT WILL BE A BIT OF HISTORY, IT WILL BE A BIT OF EXPLANATION

ABOUT WHAT EXACTLY THE
REGULATORY OVERLAY IS IN THAT
PART OF THE WORLD, IT IS WITHIN
A DESIGNATED PORT AREA,
REGULATED BY THE STATE.
SIGNIFICANT MARINE INDUSTRIAL
USE REQUIREMENTS.

SO --

>> AND IT IS HAPPENING TOO.

>> AND IT IS AN ACTIVE PORT
AREA.

IT HAS NOT DIED.

>> CORRECT.

>> AS YOU KNOW, LOTS OF PLACES
ALONG THE HARBOR IN EAST BOSTON
IN PARTICULAR THERE ARE AREAS
WHERE NOTHING --

>> NOTHING IS HAPPENING, NO.

>> SO IT IS ACTUALLY BEING USED
FOR A PURPOSE THAT WAS
ENVISIONED AND ACTUALLY REQUIRED
BY STATE LAW.

SO UNDERSTANDING THAT AS THE
REGULATORY FRAMEWORK, FOR BAR
SELL, WHAT ARE OUR OPTIONS?
AND WHAT DOES THE COMMUNITY
THINK ABOUT THESE OPTIONS?

>> I THINK WE HAVE TALKED IN THE
PAST ABOUT MASSPORT'S -- WE
HAVEN'T HAD SIGNIFICANT
CONVERSATION WITH MASSPORT ABOUT
THIS, OTHER THAN MASSPORT'S
INSISTENCE THAT IT PLAYS A KEY
ROLE IN THE OPERATION OF THAT
AUTO PORT SO WE WILL DELVE MORE
INTO THAT AS TIME GOES BY, BUT
THAT WHOLE -- THAT FACILITY AT
LARGE EMPLOYS A LOT OF PEOPLE
AND ANY USE THAT IS AUTHORIZED
IN -- AND REALLY IS SOME OF THE
ONLY PERMISSIBLE USES UNDER
EXISTING LAW.

SO WE ARE DEALING WITH THAT
REALITY, WE WILL HAVE THE
CONVERSATION WITH THE
NEIGHBORHOOD, WE HAVE A
CONVERSATION WITH MASSPORT.
WE WILL OBVIOUSLY BRING OUR OWN
OPINIONS TO THE COMMUNITY WITH
REGARD TO WHETHER OR NOT IT
MAKES SENSE TO CONTINUE THAT USE
TO ADJUST THE USE, TO DO
SOMETHING RADICALLY DIFFERENT,
UNDERSTANDING THAT IF THERE IS A

SENTIMENT TO DO SOMETHING
RADICALLY DIFFERENT, IT PROBABLY
REQUIRES STATE LEGISLATIVE
RELIEF.

MY UNDERSTANDING IS THAT IT
REQUIRES ABOUT TEN SIGNATURES
AND A PETITION THAT CAN BE PUT
OUT AND THEN YOU SUBMIT TO THE
STATE AGENCY FOR THAT REHERE,
WHICH, AT WHICH POINT THE AGENCY
WOULD LOOK THOMAS PORT
AND -- YOU KNOW, YOU MAKE YOUR
ARGUMENT.

SO THE D, BPDA, PDA DESIGNATION
CAN BE REMOVED BUT IT CAN BE
DONE.

IT HAS BEEN DONE IN SOUTH BOSTON
-- THE FOUNDATION, MENTAL --
FOUNDATION SO IT IS A PROCESS.
AND BEFORE WE ENTER PROCESSES TO
REMOVE AND CHANGE, I AGREE WITH
YOU.

I THINK THERE SHOULD BE A
WHOLISTIC CONVERSATION OF HOW WE
GOT HERE AND THEN REALLY A
HOLISTIC CONVERSATION OF THE
OPPORTUNITIES THAT ARE AVAILABLE
AS IT STANDS AND THEN .. TO SEE
IF THE COMMUNITY IS ACCEPTING OF
THOSE OPPORTUNITIES, BUT I
REALLY -- I AM HOPING I AM
HEARING A FIRM COMMITMENT FROM
YOU THERE WILL BE A PUBLIC
CONVERSATION?

>> THERE WILL BE A PUBLIC
CONVERSATION.

>> WELL IN ADVANCE OF THE LEASE
EXPIRING?

>> YES, IT WON'T BE THE EVE OF.
>> RIGHT.

AND YOU KNOW ONE THING I WOULD
LIKE TO THINK THAT IS ALSO
POSSIBLE IN THE TOOLKIT YOU
PRESENTED THE COMMUNITY, EVEN IF
THE CONVERSATION ISN'T A
WHOLISTIC CONVERSATION, NOT A
RUSHED ONE IS THAT YOU DON'T
NECESSARILY HAVE TO ENTER INTO
ANOTHER 40 YEAR LEASE.

YOU CAN DO A ONE-YEAR LEASE,
THAT ALLOWS FOR THE CONVERSATION
TO CONTINUE SO THAT WHEN WE
ENTER IN A LONG-TERM LEASE THE
COMMUNITY IS ACCEPTING AND

BENEFITING IN A WAY THAT MAKES SENSE, SO THAT I HOPE IS ALSO CONSIDERED IN THE TOOLKIT.

TO ALLOW FOR A REAL CONSIDERATION OF WHAT SHOULD HAPPEN THERE.

>> SURE.

WE WILL MAKE A VERY DELIBERATE AND INTENTIONAL DECISION AFTER THIS PROCESS EVOLVES, AND CONCLUDES.

I DO WANT TO -- I DO JUST WANT TO MAKE A POINT THAT I THINK WE MADE THE LAST TIME WE HAD THE CONVERSATION HERE AT THE COUNCIL ON THE SUBJECT THAT THE PARCEL, AGAIN, AT LARGE, BPDA PARCEL PLUS, MASSPORT HOLDING DOES EMPLOY A LOT OF PEOPLE, THERE ARE HUNDREDS OF PEOPLE THERE SO WE WANT TO BE VERY CAREFUL AND VERY DELIBERATE ABOUT OUR DECISION OVER THERE.

>> AND FOR THE RECORD I DID MEET WITH I THINK IT WAS WHAT IS THE NAME OF THE COMPANY?

IT STARTS WITH A D, I CAN'T REMEMBER, BUT DIRECT AUTO PORT?

>> AUTO PORT COMPANY, I DID MEET THE OWNER OF THAT AND TALKED ABOUT HIS OWN CONTRACT AND HIS 20 YEAR RELATIONSHIP IN CHARLESTOWN AND THE WORK AND THE JOBS HE PROVIDED SO I BELIEVE WE HAVE HAD MANY CONVERSATIONS AND SPOKE WITH MASSPORT AND THE BPDA AND ALSO THE CHIEF OPERATOR OF THAT AREA, SO THERE ARE MANY INTERESTS 0 INVOLVED IN THIS AND I JUST WANT TO MAKE SURE THAT FOLKS WHO IN CHARLESTOWN ALSO THAT ARE INTERESTED IN THAT.

>> SURE.

I UNDERSTAND.

>> FAIR ENOUGH.

>> THANK YOU.

>> SO YOU HAD MENTIONED ALSO IN THIS, YOU HIGHLIGHTED THE HARPER KENT, THE HIGH SCHOOL, AND ALSO, EDWARDS MIDDLE SCHOOL OR --

>> THE PARKING LOT.

>> THE PARKING LOT.

AND SO I AM CURIOUS ABOUT YOUR RELATIONSHIP AND CONVERSATIONS

WITH BUILD BPS, BECAUSE OF THE
FACT THESE ARE IN URBAN RENEWAL
AREAS AND ABOUT TO LAUNCH WHAT
THEY ARE GOING TO DO, AND A LONG
20 YEAR PLAN FOR THESE BUILDINGS
FOR SCHOOLS, SOME CONSOLIDATION,
SOME USE, SOME FOR SCHOOL USE,
HOW ARE YOU GUYS TALKING TO EACH
OTHER?

>> SURE.

IT IS OCCURRING AND I AM SORRY
THAT -- THAT IS ONE STAFF MEMBER
WE DID NOT BRING WITH US TODAY
REGARDING THE PUBLIC
DISPOSITIONS.

OF PROPERTIES, SO WE DO HAVE A
REAL ESTATE DIVISION.

>> YES.

DAVENPORT TOOK OVER AS LEADING
OF THAT SHOP THREE WEEKS AGO,
MAYBE FOUR WEEKS AGO, AND DEVIN
ISN'T HERE TODAY, SO I APOLOGIZE
FOR THAT BUT I AM HAPPY TO
FOLLOW UP WITH YOU ON THAT, WITH
THAT SPECIFIC ISSUE ABOUT HOW
OUR DECISIONS RELATED TO OUR
PROPERTY THAT IS NEAR OR
APPROXIMATE TO BPS PROPERTY, HOW
THAT CONVERSATION --

>> SO WHEN YOU SAID HARVARD KENT
YOU JUST OWN THE PARKING LOT
NEAR IT OR --

>> NO, HARVARD -- WE GAVE THEM
THE WHOLE SITE.

>> THE WHOLE SITE?

>> YES AND WE WOULD HAVE TO LOOK
AT CERTAIN RESTRICTIONS.

>> BUILD BPS.

>> SOMETIMES THEY DID IT AS
DEEDS, SOMETIMES AN LDA, WE
WOULD HAVE TO LOOK THE, SO YOU
CAN'T CHANGE THAT -- BUT
SOMETIMES IF IT IS NOT A
SPECIFIC RESTRICTION IN THE
DEED, THEY HAVE SOME LEEWAY.

>> IN THE HIGH SCHOOL --

>> IN, AND THE HIGH SCHOOL WAS A
PORTION ON MEDFORD STREET.

>> NOT THE WHOLE THING.

>> OKAY.

AND I ALWAYS BRING THIS UP
BECAUSE IN TALKING WITH THE
BUILD BPS THEY HAVE LIKE KIND OF
PUT A MORATORIUM ON KIND OF

MOVING A LOT OF THEIR PROPERTIES UNTIL THEY GO ABOUT THEIR PLAN AND ARE ABLE TO TAKE A FULL ASSESSMENT AND ACCOUNTING OF WHAT THEY, SO JUST WE THOUGHT, WE WANT THOSE CONVERSATIONS IN LINE WITH EACH OTHER.

I ACTUALLY GOT A QUESTION FROM REPRESENTATIVE DAN RYAN ABOUT THE MASTER PLANNING AROUND THE PARCEL THAT IS ADJACENT TO THE BUNKER HILL COMMUNITY COLLEGE R YOU GUYS INVOLVED IN THAT?

>> THERE IS GOING TO BE MASTER PLANNING AROUND THE PARKING LOT

--

>> I AM SORRY. THE PARKING LOT.

>> THE PARKING LOT.

>> SO THERE IS NOT A MASS PLANNING EFFORT UNDERWAY THERE, HOWEVER, THERE IS SIGNIFICANT PLANNING IN THAT VICINITY, AND IT WILL CERTAINLY BE A PLANNING SITE.

AS YOU MAY KNOW, I CAN'T REMEMBER, THERE ARE TWO -- THERE ARE TWO SEPARATE PARCELS OVER SEVEN ACRES, AND SO IT IS A SIGNIFICANT, VAST OPEN SPACE THAT HAS BEEN TRADITIONALLY USED FOR YEARS AS A PARKING LOT FOR BUNKER HILL COMMUNITY COLLEGE AND STILL IS.

SO AS WE -- THERE WILL BE A PLANNING EFFORT, THAT IS NOT THE HIGHEST AND BEST USE OF THE PROPERTY, PARKING, AND GIVEN THE DESIRABILITY OF THAT PART OF THE WORLD FOR DEVELOPMENT, I THINK THERE WOULD BE A LOT OF INTEREST.

THERE WILL BE A PLANNING STUDY GETTING THE RIGHT MIX, THE RIGHT USES, .

YOU CAN SEE WITH GREAT CERTAINTY IT IS LIKE HOUSING DEVELOPMENT SITE AND THE MAYOR HAS OFTEN SPOKEN OF HIS DESIRE TO SEE SIGNIFICANT AFFORDABILITY AS A PART OF THE HOUSING THAT IS CONTEMPLATED FOR THERE.

BUT THERE HAS NOT BEEN A PLANNING STUDY INITIATED THERE FOR KIND OF -- ON THOSE PARCELS

FOR THE BASIC REASON, WE HAVE GOT, I THINK, ABOUT SIX DIFFERENT NEIGHBORHOOD PLANNING INITIATIVES, STRATEGIC PLANNING AREAS, WE TEND TO REFER TO THEM AS UNDERWAY, INCLUDING THE DOWNTOWN PLANNING STUDY AND IT IS A QUESTION OF RESOURCES, AND SO WE WILL GET TO THAT, BUT WE JUST DO NOT HAVE THE RESOURCES TO DO ALL THAT WE WOULD LIKE TO DO RIGHT NOW.

>> CERTAINLY.

AND THERE HAS BEEN A GREAT DEAL OF REAL PUSH IN CHARLESTOWN, YOU KNOW, FOR A PLAN FOR THE ENTIRE SQUARE MILE, ONE SQUARE MILE THAT IT IS, BECAUSE THE REAL QUESTION IS NO, IT IS NO LONGER A BLIGHTED AREA, THAT -- AS A WHOLE THERE ARE CERTAIN SECTIONS I AM SURE THAT ARE LOOKING AT PARKING LOTS OR UNDER THE BRIDGES YOU MIGHT SAY HIGHEST AND BEST USE AND WHAT NOT, BUT THERE REALLY IS A PUSH NOW TO HAVE A PLAN, BECAUSE IT IS A GENUINE CONCERN ABOUT HOW MUCH IS HAPPENING WITHOUT A COLLECTIVE VISION.

SO I AM JUST GOING TO PUT THAT OUT THERE WITH LOVE TO TALK TO EVEN THOSE THOUGH THE RESOURCES ARE LIMITED NOW LOOKING TOWARD THE TOO FUTURE OR THE NEXT YEARS OR SO HOW THAT CAN BE A WHOLISTIC VICIOUS VISION --

>> I DON'T THINK IT WILL BE LONG.

>> A SQUARE MILE OF THE -- FAIRLY NEAR TERM, I DON'T MEAN DAYS BUT IN THE NEXT YEAR OR TWO, YOU PROBABLY WILL BE SEEING --

>> THAT IS WONDERFUL NEWS. SO YOUR ROLE IN THE LARGEST HOUSING DEVELOPMENT IN NEW ENGLAND AND THAT DEVELOPMENT IS GOING TO KICK OFF AND HAVE THE HEARING TONIGHT AND THANK YOU TO I THINK RAUL AND TED ARE COMING TO REPRESENT YOUR AGENCY, TELL ME HOW -- I UNDERSTAND IT IS BHA, BUT IT IS ALSO ABOUT TO BE

BHA AND TWO-THIRDS OF THOSE
UNITS OR A MAJORITY WILL BE
MARKET BASED, RIGHT, ULTIMATELY,
SO WHEN THAT HAPPENS, THERE IS A
MIX NOW, WHETHER IT IS A TOTAL
OWNERSHIP OR STEWARDSHIP IS A
LITTLE HYBRID, YOU ARE THE
PLANNERS, WHAT IS YOUR ROLE
GOING TO BE IN THIS AND BECAUSE
IT IS URBAN RENEWAL, HELP ME
UNDERSTAND.

>> SURE.

WE HAVE -- WE HAVE THE -- I AM
SORRY?

>> BUNKER HILL IS NOT -- I MEAN
YOU HIGH LIED ALL OF
CHARLESTOWN, SO IN YOUR MAP FOR
URBAN RENEWAL.

>> YES.

SO --

>> URBAN RENEWAL PARCEL.

>> THOSE PARCELS AREN'T URBAN
RENEWAL PARCELS.

THE ONE CHARLESTOWN --

>> I MEAN, I ONLY SAY THAT
BECAUSE THE MAP HIGHLIGHTS ALL
OF IT.

THERE ARE 27 ACRES OF, THAT ARE
COVERED IN THE MAP.

>> IT IS NOT A PARCEL.

>> IT IS WITHIN THE AREA OF --

>> DO YOU WANT TO EXPLAIN THAT
BECAUSE I THINK THAT --

>> THANK YOU.

>> THAT IS COMPLICATED.

WHAT IS --

>> LOOK AT YOUR MAP --

>> YOU ARE ABSOLUTELY RIGHT --
LET'S ALL TALK ABOUT ONCE.

>> THERE IS -- THE URBAN RENEWAL
AREA HAS URBAN RENEWAL PARCELS
WITHIN IT WHICH HAS BEEN
IDENTIFIED IN DIFFERENT
DEVELOPMENT GOALS BACK IN THE
DAY WHEN WE FIRST STEPPED OUT OF
THE URBAN RENEWAL AREA, BUT NOT
EVERY PARCEL IS WITHIN AN URBAN
RENEWAL AREA IS IN FACT AN URBAN
RENEWAL PARCEL, AND THIS IS
BRUTAL, BUT URBAN RENEWAL
GEOGRAPHY, THERE ARE A WHOLE LOT
OF DIFFERENT URBAN RENEWAL
PARCELS WITHIN IT THAT HAVE BEEN
IDENTIFIED WITH PLANNING AND

DEVELOPMENT GOALS BUT NOT EVERY SINGLE ONE IN THAT AREA.

>> SO YOUR ROLE -- SO YOUR ROLE IN THIS PARTICULAR DEVELOPMENT IS JUST YOUR NORMAL ROLL OF BPDA AND PLANNING WITH THE ARTICLE 80 AND SO ON AND SO FORTH?

YOU ARE NOT DA LOOKING AT IT OR ASSESSING IT UNDER YOUR URBAN RENEWAL LENS OR PERSPECTIVE?

>> CHOOSE --

>> CHOOSE URBAN RENEWAL.

TELL US GENERALLY WHAT WERE THE REASONS FOR PEOPLE TO CHOOSE TO COME UNDER URBAN RENEWAL?

>> ZONING RELIEF.

>> ZONING RELIEF.

OH, THAT'S RIGHT.

SO IF A DEVELOPER WERE TO COME, WERE TO NEED ZONING RELIEF, ALMOST LIKE A BLANKET ZONING RELIEF IT WOULD BE EASIER TO DO SO UNDER URBAN RENEWAL?

>> IT MIGHT OR MIGHT NOT.

THEY WOULD HAVE TO DETERMINE IT THEMSELVES.

THE PARCEL HE IS TALKING ABOUT THE ARE THE ONES WE ACQUIRED. THE ONES WE ACQUIRE AND DISPOSE OF THEM, WE CONTROL AS THEY GO OUT BUT THE PARCELS THAT THE PRESENT BHA PROJECT IS ON, YOU SAW THEY WERE NOT HIGHLIGHTED AND NEVER URBAN RENEWAL TO BEGIN WITH.

THERE ARE SOME AREAS THAT WE DID ACQUIRE PARCELS FROM BHA AND THEY DID THE PROJECTS ON THEM BUT THIS WAS NOT ONE OF THEM.

>> WOULD IT MAKE IT FASTER?

ONE OF MY WESTERN IS THE PERMITTING, THE VARIANCES ARE ALL OF THOSE REQUIRES TO GET THIS DONE MIGHT PREVENT THE SHOVELS IN THE GROUND FOR ALMOST TWO YEARS AND THESE DEVELOPMENTS NEED TO BE REDONE, THE MOLD, THE ASTHMA CASES, THAT PEDAL ARE LIVING IN, SO IF THEY WERE TO WALK ME THROUGH THIS, IF THEY WERE TO OPT INTO URBAN RENEWAL WOULD THAT MAKE THE PERMITTING FASTER?

>> EXPLAIN THAT.

>> ..
>> WHAT THAT MEANS IS THAT --
THE OVER LAYS ARE IN OUR ZONING.
YOU HAVE TO BE IN A RENTAL AREA
AND YOU HAVE TO BE IN A RENEWAL
PARCEL AND IF YOU LOOK AT THE
LANGUAGE IN ARTICLE 3, WHAT IT
SAYS IS YOUR PROJECT HAS TO BE
100 PERCENT AFFORDABLE,
100 PERCENT FOR THE ELDERLY,
NONE OF THESE ARE WHAT WE DO
ANYMORE BUT THERE IS A LAST ONE
THAT SAYS IF YOU HAVE AN
AGREEMENT WITH THE BOSTON
REDEVELOPMENT AUTHORITY THAT
CONTROLS THE PARCEL, YOU CAN BE
AN URBAN RENEWAL OVERLAY, SO FOR
INSTANCE, WE SAW ON NORTH POINT,
THEY OPTED TO BECOME AN URBAN
RENEWAL PARCEL.
WE GAVE THEM A PARCEL NUMBER AND
GAVE THEM A PARCEL AND GOT THEIR
STONING RELIEF THROUGH URBAN
RENEWAL.
SO WHAT HAPPENS IS, THEY ENTER
INTO AN AGREEMENT WITH THE BRA
THAT SIMPLY CONTROLS IT, THAT
AND OUR DESIGN -- SO IT IS UNDER
TOTAL CONTROL.
THESE PEOPLE FROM BHA OR
WHATEVER GROUP IS DEVELOPING
COULD OPT INTO THAT, BUT WE
WOULDN'T TELL THEM THEY HAVE TO
DO THAT.
>> NO.
I KNOW.
SO NOW THEY OPEN OPT IN, THEY
ARE AN URBAN RENEWAL OVERLAY
DISTRICT OR AREA.
>> IT IS URBAN RENEWAL BUT ALSO
UNDER THE ZONING CODE.
THE AS COMBINATION.
>> FAIR ENOUGH.
SO I HAVE MORE FLEXIBILITY OF --
I AM TRYING TO FIGURE OUT WHAT
IS THE PRACTICAL IT IS GAS EDIC,
FASTER BECAUSE YOU JUST HAVE TO
ENTER INTO AN AGREEMENT WITH THE
BRA.
IT IS JUST A MATTER OF HAPPENING
THE AGREEMENT. SO WHAT YOU DO
IS YOU --
>> CENTRALLY PUT YOU GET IT ALL
TAKEN CARE OF AT THE BPDA.

YOU DON'T GO THROUGH --
>> THE BEGINNING PROCESS ISN'T
JUST THE BPDA.
>> THE ZONING COMMISSION.
>> OKAY.
SO WHAT HAPPENS IS WHEN YOU ARE
CREATING IT, YOU COME TO THE
BRA, WE CREATE A PARCEL.
WE -- WE RECOMMEND TO THE ZONING
COMMISSION TO MAKE IT A RENEWAL
OVERLAY, THE ZONE COMMISSION HAS
TO VOTE THAT.
ONCE THEY VOTE IT AND THERE ARE
AGREEMENTS ON THAT, THAT IS WHEN
I HAVE YOU NEED TO AMEND
SOMETHING YOU CAN AND IT
QUICKLY.
>> THE DENSITY FOR ALL OF THOSE
THINGS, ONCE IT IS AN OVERLAY
DISTRICT IT IS A MATTER OF A
STROKE OF A PEN AT THAT POINT?
>> WELL, OR A SMART BOARD.
>> WELL, I MEAN, BUT YOU ARE NOT
GOING BACK TO THE ZONING
COMMISSION --
>> YOU ARE NOT GOING BACK TO THE
ZONING COMMUNITY OR ANYTHING
LIKE THAT EITHER?
>> YOU MIGHT BE GOING BACK TO
THE COMMUNITY.
YOU WOULD BE GOING BACK TO THE
COMMUNITY --
>> I AM NOT OPPOSED TO IT.
I JUST WANT TO KNOW HOW IT
WORKS.
I AM CONCERNED ABOUT DELAY IN
THIS PROJECT WHICH I CAN SAY
CONFIDENTLY THE VAST MAJORITY OF
FOLKS IN CHARLESTOWN WANT TO SEE
REDEVELOPMENT AND DIGNIFIED
HOUSING FOR THEIR OWN -- FOR
CHARLESTOWN RESIDENTS. THIS IS
NOT A CONTROVERSIAL PROJECT, BUT
I JUST WANTED TO KNOW ABOUT HOW
THIS TOOL WORKS, IF THAT WAS
SOMETHING THAT THEY OPTED IN
HERE.
>> IF IT IS MAJOR CHANGES I
THINK WE WOULD HAVE A PROCESS,
SOMETHING LITTLE LIKE ONE LITTLE
THING IN THE SCHEME OF THINGS, I
DON'T THINK IT WOULD BUT --
>> OKAY.
I WILL SEE YOU GUYS TONIGHT AND

HAVE MORE QUESTIONS.

>> THANK YOU.

TO ANSWER YOUR QUESTION, WE
WOULD, AGAIN, SOMETHING
SIGNIFICANT, IF THE URBAN
RENEWAL WAS GOING TO BE APPLIED,
WHATEVER THE LEATHER OF THE LAW
REQUIRES US TO HAVE A COMMUNITY
PROCESS WE WOULD HAVE A
COMMUNITY PROCESS OVER SOMETHING
SIGNIFICANT, NO QUESTION.

>> ALL RIGHT.

THANK YOU SO MUCH.

>> THANK YOU.

>> COUNCILOR EDWARDS, SAY KIM?

>> I AM, ZAKIM.

>> I AM .. THOROUGHLY CONFUSED
BY ALL OF THAT.

I WANT TO RETURN TO WHAT
DIRECTOR GOLDEN WAS TALKING
ABOUT IN THE MID AND WHAT FORD
SPOKE TO PRIOR TO THAT ABOUT THE
LETTER AND I DON'T KNOW IF THIS
IS AN OPPORTUNITY TO BRING CHRIS
INTO THE CONVERSATION OR HIS
BACKUP, BUT I WANT TO -- REACH
OUT AND COULDN'T QUITE GET IN
TOUCH WITH ANYONE SO ON THE
THREE-YEAR MARKER WHERE THERE IS
SUPPOSED TO BE -- I WILL HAVE TO
OPEN IT .. IT IS PAGE 2 OF THE
LETTER FROM BPDA TO US GRANTING
THE EXTENSION.

I BELIEVE MR. CAVALIER WAS
QUOTING FROM --

>> WILL SUBMIT TO BE A PROPOSAL.
SO WHAT THE BRA INTENDS TO DO
WITH THE PLANS OVER THE
REMAINING EXTENSION.

>> TIMETABLE FOR SUNSETTING,
ANALYSIS, FRAMEWORK AND
TIMETABLE.

SO THE LAST TIME -- THE CHECK WE
HAD A DISCUSSION ABOUT HOW MUCH
COMMUNITY INPUT NEEDED TO BE --
TO GO IN PRIOR TO THE
AUGUST 2016 DATE.

ANY FURTHER THINKING OR --

>> YES.

SO AND I APPRECIATE THE
QUESTION, MADAM CHAIR AND
HOPEFULLY IT ADDRESSES SOME OF
THE CONCERNS BY MR. CAVALIER AND
MR. LAUGHTER AS WELL.

.. I THINK WHEN WE HAD OUR
CONVERSATION ABOUT THIS AT OUR
LAST SIX-MONTH UPDATE, THE
CONCERN WE HAD WAS SHOULD WE BE
-- BEFORE WE HAVE
RECOMMENDATIONS REALLY VETTED
WITHIN THE COMMUNITY, SHOULD WE
BE GOING UP TO DHCD FIRST TO SEE
IF DHCD WAS OKAY WITH WHERE WE
WERE GOING?

BECAUSE OTHERWISE WE GET INTO
THE POTENTIAL FOR A FRUSTRATING
CONVERSATION WHICH WE ENGAGE IN
THE NEIGHBORHOOD, WE COME UP
COLLECTIVELY WITH ASPIRATIONS
AND RECOMMENDATIONS FOR THE WAY
FORWARD ON THE URBAN RENEWAL
AREAS.

AND THEN WE GO TO DHCD AND DHCD
INDICATES TO US THAT, NO, WE ARE
NOT SUPPORTIVE OF THIS, IN WHICH
CASE WE MAY PRESUMABLY HAVE TO
GO BACK TO THE NEIGHBORHOOD FOR
ADDITIONAL CONVERSATION OR DOES
IT MAKE SENSE TO GO TO DHCD
FIRST, GET SOME PARAMETERS FROM
THEM AND THEN GO EXPLAIN TO THE
NEIGHBORHOOD WHAT THE DHC
PARAMETERS ARE, WHAT OUR GOALS
ARE AND THEN SOLICIT SUPPORT OR
RECOMMENDATIONS FROM THE
NEIGHBORHOOD. SO WE HAVE BEEN
GOING BACK AND FORTH ON THAT,
BUT I THINK WE ARE COMFORTABLE
WITH THE NOTION THAT WE GET --
WE -- MAYBE WE TAKE SOME
SOUNDINGS FROM DHCD ABOUT WHAT
THEY CAN AND CAN'T LIVE WITH BUT
FUNDAMENTALLY I THINK WE ARE
COMFORTABLE WITH THE NOTION WE
GO UP TO THE, UP TO THE
NEIGHBORHOOD AND THEN DHCD, BUT
WE DON'T KNOW WHAT DHCD WILL DO
WITH ANY OF THAT.

WHETHER THEY AGREE WITH US OR
THE NEIGHBORHOOD OR AGREE WITH
THE COLLECTIVE ASSESSMENT OF A
WAY FORWARD.

SO THERE IS THAT SORT OF
QUESTION MARK HANGING OVER THE
PROCESS.

BUT I DON'T SEE A DOWN SIDE TO 0
COMING TO THE NEIGHBORHOOD,
SAYING WE JUST SPENT A COUPLE OF

YEARS, RESEARCHING PARCEL
BIZARRE PARCEL WHAT IS GOING ON
IN THE URBAN RENEWAL AREAS, HERE
IS WHAT WE THINK IS A HEALTHY
WAY FORWARD WITH REGARD TO
PERPETUATION, A MODIFICATION,
OUR SUNSETTING OF THESE TOOLS,
AND THESE AREAS, AND THEN HAVE
THE CONVERSATION WITH THE
COMMUNITY, GO UP TO DHCD AND
HOPEFULLY THEY ARE GOOD WITH
EVERYTHING THAT WE HAVE
COLLECTIVELY ARRIVED AT.

AS A FUTURE PROPOSAL.

>> OKAY.

COULD YOU COME DOWN AND I WOULD
LOVE TO ASK SOME QUESTIONS WHILE
YOU ARE HERE.

ONE THING I WOULD LIKE TO POINT
OUT, I THINK THIS ANSWERED
MR. LAUGHTER'S CONCERN ABOUT
TIMING IF WE HAVE A COMMUNITY
PROCESS, WE ARE STILL IN FACT
FINDING MODE .. AS WE POINTED
OUT, WE STILL HAVE SOME WORK TO
DO, THEN A FACT FINDING MODE
COMPLETED, WHERE WE FORMULATE
RECOMMENDATIONS INTERNALLY, OUR
OWN, THOUGHTS ABOUT WHAT SHOULD
HAPPEN, THEN GO TO THE
NEIGHBORHOOD, WE PROBABLY WILL
BE BUMPING UP AGAINST ONE OF THE
BENCHMARKS FOR TIME AND WE MAY
NOT HIT THAT.

THAT IS JUST A AS A MATTER OF
FACT SO DO WE WANT TO RUSH IT OR
GET IT RIGHT.

WE MAY BE BACK TO YOU ASKING FOR
AN JEAVMENT OF THE TIME FRAME TO
PERMIT A MORE THOROUGH
CONVERSATION.

BUT, YOU KNOW, THE REALTY IS
THIS IS COMPLETELY COMPLICATED
STUFF,