



City of Boston
Planning Department

February 10, 2025

Alex Geourntas
Boston City Clerk
One City Hall Square
Boston, MA 02201

Re: Proposed Minor Modification to twelve of Boston's existing Urban Renewal Plan Areas.

Dear Clerk Geourntas,

In accordance with the policies adopted by the Boston Redevelopment Authority ("BRA") Board on December 12, 2004 and April 14, 2016 with respect to proposed urban renewal actions of the BRA, I am hereby notifying the Boston City Clerk's Office that the BPDA proposes to adopt a minor modification to the following Urban Renewal Plan Areas in Boston (Government Center, South End, Washington Park, Downtown Waterfront, Charlestown, Fenway, South Cove, Campus High School, Central Business District: South Station, Park Plaza, Brunswick-King, and Kittredge Square).

Two years ago, we requested and received an extension to Urban Renewal "for the shorter of either (a) two (2) additional years (i.e., to March 31, 2025), or (b) until such time that the Home Rule petition passes" (referring to *An Act to Improve and Modernize Planning and Community Development in the City of Boston*). This extension was vital, so as to not put at risk the important land use protections covered in the LDAs that Urban Renewal protects.

Although passed by the House of Representatives in the last state legislative session, the home rule petition was not passed by the State Senate, and the deadline of March 31, 2025 is imminent. Therefore, we must return to the Council with a request to extend Urban Renewal and ensure we have a legal mechanism to uphold the City's protections of income restricted housing, open space, and more while seeking state action. The extension thus is requested for the shorter of either (a) two (2) additional years (i.e., to March 31, 2027), or (b) until such time that the Home Rule petition is signed into law.

I have enclosed a copy of the proposed minor modification resolution. If you have any questions about this matter, please do not hesitate to contact Max Houghton, Policy Specialist at max.houghton@boston.gov. Thank you

Sincerely,

Kairos Shen
Director

PLANNING DEPARTMENT

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

WHEREAS, the City of Boston maintains thirteen (13) active urban renewal plans ("**Plans**") originally approved by the Boston Redevelopment Authority ("**Authority**"), Boston City Council, and the Mayor of Boston between 1957 and 1980; and

WHEREAS, the City's urban renewal program effectuated great change in the City's inner neighborhoods, including the creation of new homes, new businesses, new schools, new parks, and civic spaces, new infrastructure; and

WHEREAS, Federal funding for urban renewal was eliminated in the early 1970's; and

WHEREAS, the City of Boston suffered several economic downturns in the decades following the elimination of federal funding, including years in the 1970's, 1980's, 1990's, 2000's, and most recently during the COVID-19 pandemic; and

WHEREAS, despite the best efforts of the City of Boston and the Authority, several of the plans' renewal actions, design objectives, and other community development purposes remain incomplete; and

WHEREAS, several of the Plan areas had contain open, blighted, decadent, and/or substandard properties that remain detrimental to the safety, health, morals, welfare, or sound growth of the surrounding community, and without the tools provided by the plans it is unlikely that the properties will be redeveloped through the ordinary operations of private enterprise; and

WHEREAS, by their provisions, the Plans and the powers conferred, and programs set forth will terminate all twelve (12) of the existing plans on March 31, 2025, unless so extended; and

WHEREAS, the Authority seeks a two-year extension for twelve (12) of the currently active Plans; and

WHEREAS, each Plan includes within its provisions the ability to modify said termination or anticipated completion date and extend said Plan; and

WHEREAS, the Brunswick-King Urban Renewal Plan ("Brunswick-King Plan"), Project No. Mass. R-168 received approval from the Authority on November 30, 1972 (Early Land) and as amended on February 22, 1973, from the Boston City Council on February 12, 1973, and from the Mayor of Boston on February 15, 1973, and as amended on February 28, 1973, and from the Division of Urban Renewal of the Massachusetts Department of Community Affairs (together with its successor agency, the Department of Housing and Community Development, the "Commonwealth") on March 3, 1973; and

WHEREAS, Chapter VI of the Brunswick-King Plan, entitled "Modification and Termination," provides that the Brunswick-King Plan may be modified at any time by the Authority, provided: that any amendment that in the reasonable opinion of the Authority substantially or materially alters or changes the Brunswick-King Plan must be subject to the Federal, State, and local approvals then required by law; that no amendment to any provision of Chapter VI shall be effective concerning any land disposed of or contracted for disposition by the Authority without the consent of the other party or such other party's successors or assigns; that if the Brunswick-King Plan is recorded no such amendment shall be effective until the amendment is also recorded; and

WHEREAS Chapter VI of the Brunswick-King Plan also provides that the Brunswick-King Plan shall be in full force and effect for a period of forty (40) years from the date of its approval by the Commonwealth, said date was most recently extended by the Boston City Council on February 15, 2023, by the Authority on March 16, 2023, and by the Commonwealth on March 29, 2023, with an extension to March 31, 2025; and

WHEREAS, the Campus High School Urban Renewal Plan ("Campus High School Plan"), Project No. Mass. R-129 received approval from the Authority on August 11, 1966 (Early Land) and from the Boston City Council on December 28, 1966 (Early Land), and on June 7, 1971, from the Mayor of Boston on December 30, 1956 (Early Land) and June 9, 1971, and from the Commonwealth on December 23, 1969 (Early Land) and June 30, 1972; and

WHEREAS, Chapter XII of the Campus High School Plan, entitled "Modification and Termination" provides that the Campus High School Plan may be modified at any time by the Authority, provided: that any amendment in the opinion of the Authority substantially or materially alters or changes the Campus High School Plan must be subject to the Federal, State, and local approvals then required by law; that no amendment to any provision of Chapter XII shall be effective with respect to any land

disposed of or contracted for disposition by the Authority without the consent of the other party or such other party's successors or assigns; that if the Campus High School Plan is recorded no such amendment shall be effective until the amendment is also recorded; and

WHEREAS, Chapter XII of the Campus High School Plan also provides that the Campus High School Plan shall be in full force and effect for a period of forty (40) years from the date of its approval by the Commonwealth, said date was most recently extended by the Boston City Council on February 15, 2023, by the Authority on March 16, 2023, and by the Commonwealth on March 29, 2023, with an extension to March 31, 2025; and

WHEREAS, the Central Business District Urban Renewal Plan - South Station ('CBD South Station Plan'), Project No. Mass. R-82C, received approval from the Authority on May 23, 1968, from the Boston City Council on February 24, 1969, from the Mayor on February 28, 1969, and from the Commonwealth on December 31, 1969; and

WHEREAS, Chapter XII of the CBD South Station Plan, entitled "Modification and Termination" provides that the CBD South Station Plan may be modified at any time by the Authority, provided: that any amendment that in the reasonable opinion of the Authority substantially or materially alters or changes the CBD South Station Plan must be subject to the Federal, State, and local approvals then required by law; that no amendment to any provision of Chapter XII shall be effective with respect to any land disposed of or contracted for disposition by the Authority without the consent of the other party or such other party's successors or assigns; that if the CBD South Station Plan are recorded no such amendment shall be effective until the amendment is also recorded; and

WHEREAS, Chapter XII of the CBD South Station Plan also provides that the CBD South Station Plan shall be in full force and effect for a period of forty (40) years from the date of approval by the City Council and the Mayor of Boston, said date was most recently extended by the Boston City Council on February 15, 2023, by the Authority on March 16, 2023, and by the Commonwealth on March 29, 2023, with an extension to March 31, 2025; and

WHEREAS, the Charlestown Urban Renewal Plan ("Charlestown Plan"), Project No. Mass. R- 55, received approval from the Authority on March 25, 1965, from the Boston City Council on June 7, 1965, from the Mayor of Boston on June 10, 1965, and from the Commonwealth on July 6, 1965; and

WHEREAS, Chapter XII of the Charlestown Plan, entitled "Amendment and Termination," provides that the Charlestown Plan may be modified by the Authority, provided: that any amendment that alters the boundary or basic elements be made in accordance with the Federal, State, and local approvals required by law at the original approval; that no amendment to any provision of Chapter XII shall be effective with respect to any land disposed of or contracted for disposition by the Authority without the consent of the other party or such other party's successors or assigns; and

WHEREAS, Chapter XII of the Charlestown Plan also provides that the Charlestown Plan shall be in full force and effect for a period of forty (40) years from the date of its approval by the City Council, said date was most recently extended by the Boston City Council on February 15, 2023, by the Authority on March 16, 2023, and by the Commonwealth on March 29, 2023, with an extension to March 31, 2025; and

WHEREAS, the Downtown Waterfront-Faneuil Hall Plan ("Waterfront Plan"), Project No. Mass. R-77, received approval from the Authority on April 24, 1964, from the Boston City Council on June 8, 1964, from the Mayor of Boston on June 11, 1964, and from the Commonwealth on August 26, 1964; and

WHEREAS, Chapter XI of the Waterfront Plan, entitled "Modification and Termination" provides that the Waterfront Plan may be modified at any time by the Authority, provided: that any amendment that in the reasonable opinion of the Authority substantially or materially alters or changes the Waterfront Plan must be subject to the Federal, State, and local approvals then required by law; that no amendment to any provision of Chapter XI shall be effective with respect to any land disposed of or contracted for disposition by the Authority without the consent of the other party or such other party's successors or assigns; and

WHEREAS, Chapter XI of the Waterfront Plan also provides that the Waterfront Plan shall be in full force and effect for a period of forty (40) years from the date of its approval by the City Council, said date was most recently extended by the Boston City Council on February 15, 2023, by the Authority on March 16, 2023, and by the Commonwealth on March 29, 2023, with an extension to March 31, 2025; and

WHEREAS, the Fenway Urban Renewal Plan ("Fenway Plan"), Project No. Mass. R-115, received approval from the Authority on November 24, 1965, from the Boston City Council on December 20, 2005, from the Mayor of Boston on December 23, 1965, and from the Commonwealth on April 26, 1967; and

WHEREAS, Chapter XII of the Fenway Plan, entitled "Modification and Termination" provides that the Fenway Plan may be modified at any time by the Authority, provided: that any amendment that in the reasonable opinion of the Authority substantially or materially alters or changes the Fenway Plan must be subject to the Federal, State, and local approvals then required by law; that no amendment to any provision of Chapter XII shall be effective with respect to any land disposed of or contracted for disposition by the Authority without the consent of the other party or such other party's successors or assigns; that if the Fenway Plan is recorded no such amendment shall be effective until the amendment is also recorded; and

WHEREAS, Chapter XII of the Fenway Plan also provides that the Fenway Plan shall be in full force and effect for a period of forty (40) years from the date of its approval by the Commonwealth, said date was most recently extended by the Boston City Council on February 15, 2023, by the Authority on March 16, 2023, and by the Commonwealth on March 29, 2023, with an extension to March 31, 2025; and

WHEREAS, the Government Center Urban Renewal Plan ("Government Center Plan"), Project No. Mass. R-35, received approval from the Authority on May 29, 1961, (Early Land) and June 5, 1963, from the Boston City Council on June 5, 1961 (Early Land) and May 25, 1964, from the Mayor of Boston on June 6, 1961, (Early Land) and May 26, 1964, and from the Commonwealth on June 24, 1964; and

WHEREAS, Chapter IX of the Government Center Plan, entitled "Provision for Modification and Termination " provides that the Government Center Plan may be modified at any time by the Authority, provided: that any amendment that substantially changes the Government Center Plan must be approved by the City Council and the Commonwealth; no modification to the Government Center Plan shall be effective with respect to any land disposed of or contracted for disposition by the Authority without the consent of the other party or such other party's successors or assigns; and

WHEREAS, Chapter X of the Government Center Plan also provides that the Government Center Plan shall be in full force and effect for a period of forty (40) years from the date of its approval by the City Council, said date was most recently extended by the Boston City Council on February 15, 2023, by the Authority on March 16, 2023, and by the Commonwealth on March 29, 2023, with an extension to March 31, 2025; and

WHEREAS, the Kittredge Square Urban Renewal Plan ("Kittredge Square Plan"), Project No. Mass. R-167 received approval from the Authority on November 30, 1972, and as amended on February 22, 1973, from the Boston City Council on February 12, 1973, from the Mayor of Boston on February 28, 1973, and from the Commonwealth on March 3, 1973; and

WHEREAS, Chapter VI of the Kittredge Square Plan entitled "Modification and Termination," provides that the Kittredge Square Plan may be modified at any time by the Authority, provided: that any amendment that in the reasonable opinion of the Authority substantially or materially alters or changes the Kittredge Square Plan must be subject to the Federal, State, and local approvals then required by law; that no amendment to any provision of Chapter VI shall be effective with respect to any land disposed of or contracted for disposition by the Authority without the consent of the other party or such other party's successors or assigns; that if the Kittredge Square Plan is recorded no such amendment shall be effective until the amendment is also recorded; and

WHEREAS, Chapter VI of the Kittredge Square Plan also provides that the Kittredge Square Plan shall be in full force and effect for a period of forty (40) years from the date of its approval by the Commonwealth, said date was most recently extended by the Boston City Council on February 15, 2023, by the Authority on March 16, 2023, and by the Commonwealth on March 29, 2023, with an extension to March 31, 2025; and

WHEREAS, the Park Plaza Urban Renewal Plan ("Park Plaza Plan") received approval from the Authority on July 15, 1971, from the Boston City Council on December 6, 1971, from the Mayor of Boston on December 22, 1971; and from the Commonwealth on November 23, 1976; and

WHEREAS, Chapter M of the Park Plaza Plan, entitled "Modification and Termination," provides that the Park Plaza Plan may be adjusted in minor ways from time to time by the Authority, provided: that any substantial change requires the same state and local approvals which would be required on submission of a new plan; that any change which increases any prescribed floor area ratio or height limit or which alters the uses prescribed for any parcel shall be deemed substantial; and

WHEREAS, Chapter M of the Park Plaza Plan also provides that the Park Plaza Plan shall be in full force and effect for a period of forty (40) years from the date of its approval by the City Council and the Mayor of Boston, said date was most recently extended by the Boston City Council on February 15, 2023, by the Authority on March

16, 2023, and by the Commonwealth on March 29, 2023, with an extension to March 31, 2025; and

WHEREAS, the South Cove Urban Renewal Plan ("South Cove Plan"), Project No. Mass. R-92, received approval from the Authority on June 10, 1965, from the Boston City Council on July 26, 1965, from the Mayor of Boston on July 29, 1965, and from the Commonwealth on August 27, 1965; and

WHEREAS, Chapter XII of the South Cove Plan, entitled "Modification and Termination" provides that the South Cove Plan may be modified at any time by the Authority, provided: that no amendment to the South Cove Plan shall be effective with respect to any land disposed of or contracted for disposition by the Authority without the consent of the other party or such other party's successors or assigns; that any amendment that in the reasonable opinion of the Authority substantially or materially alters or changes the South Cove Plan, must be subject to the necessary Federal, State, and local approvals; and

WHEREAS, Chapter XII of the South Cove Plan also provides that the South Cove Plan shall be in full force and effect for a period of forty (40) years from the date of its approval by the City Council and the Mayor of Boston, said date was most recently extended by the Boston City Council on February 15, 2023, by the Authority on March 16, 2023, and by the Commonwealth on March 29, 2023, with an extension to March 31, 2025; and

WHEREAS, the South End Urban Renewal Plan ("South End Plan"), Project No. Mass. R-56 received approval from the Authority on May 2, 1962, (Early Land) and September 23, 1965, from the Boston City Council on October 3, 1962 (Early Land) and December 5, 1965, from the Mayor of Boston on October 3, 1962 (Early Land) and December 7, 1965, and from the Commonwealth on October 15, 1962 (Early Land) and January 17, 1966; and

WHEREAS, Chapter XII of the South End Plan, entitled "Modification and Termination;" provides that the South End Plan may be modified at any time by the Authority, provided: that no amendment to the South End Plan shall be effective with respect to any land disposed of or contracted for disposition by the Authority without the consent of the other party or such other party's successors or assigns; that any amendment that in the reasonable opinion of the Authority substantially or materially alters or changes the South End Plan must be subject to the necessary Federal, State, and local approvals; and

WHEREAS, Chapter XII of the South End Plan also provides that the South End Plan shall be in full force and effect for a period of forty (40) years from the date of its approval by the City Council and the Mayor of Boston, said date was most recently extended by the Boston City Council on February 15, 2023, by the Authority on March 16, 2023, and by the Commonwealth on March 29, 2023, with an extension to March 31, 2025; and

WHEREAS, the Washington Park Urban Renewal Plan ("Washington Park Plan"), Project No. Mass. R-24 received approval from the Authority on June 27, 1962 (Early Land) and January 16, 1963, from the Boston City Council on August 13, 1962 (Early Land) and on February 18, 1963, from the Mayor of Boston on April 14, 1964, 1962 (Early Land) and February 26, 1963, and from the Commonwealth on August 29, 1962 (Early Land) and March 15, 1963; and

WHEREAS, Chapter XII of the Washington Park Plan entitled "Modification and Termination" provides that the Washington Park Plan may be modified at any time by the Authority, provided: that no amendment to the Washington Park Plan shall be effective with respect to any land disposed of or contracted for disposition by the Authority without the consent of the other party or such other party's successors or assigns; that any amendment that substantially or materially alters or changes the Washington Park Plan must be approved by the City Council and the Commonwealth; and

WHEREAS, Chapter XII of the Washington Park Plan also provides that the Washington Park Plan shall be in full force and effect for a period of forty (40) years from the date of its approval by the City Council, said the date was most recently extended by the Boston City Council on February 15, 2023, by the Authority on March 16, 2023, and by the Commonwealth on March 29, 2023, with an extension to March 31, 2025; and

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

WHEREAS, although the urban renewal extension is underway, the Authority is seeking this extension to allow Boston's existing urban renewal plans to be in alignment with the timeline for legislative consideration of a relevant Home Rule Petition pertaining to Urban Renewal. The extension thus is requested for the shorter of either (a) two (2)

additional years (i.e., to March 31, 2027), or (b) until such time that the Home Rule petition is signed into law and becomes effective.

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

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

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

"Notwithstanding the termination dates and provisions within this plan, the plan shall not terminate before March 31, 2027."

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