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>>> ALL RIGHT, EVERYONE READY.
WELCOME TO THE BOSTON CITY
COUNCIL CHAMBER.

I'M MICHELLE WU.

I'M JOINED BY MY COLLEAGUE ED
FLYNN.

OTHERSMIGHT JOIN US.

WE ARE HERE TO DISCUSS DOCKET
NUMBER 0736.

WE ALSO HAVE PROGRESS UPDATES
WITH THE BOSTON PLANNING AND
DEVELOPMENT AGENCY.

THIS PUBLIC HEARING IS BEING
RECORDED AND BROADCAST LIVE ON
CHANNEL 8 AND VERIESON 1964.

SIGN-ON WITH YOUR DIRECTLY PHONE
AND OTHER DEVICES.

WE WILL TAKE PUBLIC TESTIMONY
THROUGHOUT THE HEARING.

HOW I WOULD LIKE TO PROCEED IS
GIVE MY COLLEAGUE TO GIVE AN
OPENING STATEMENT.

I WILL READ THE FEW NAMES THAT
PUSH TO TESTIFY.

IF YOU WOULD RATHER SEE THE
PRESENTATION FIRST AND TESTIFY
AFTER THAT PLEASE FEEL FREE TO
DEFERMENT AFTER THAT, TESTIMONY
WILL CONCLUDE, WE'LL HAND IT
OVER TO THE PANEL OF
DISTINGUISHED GUESTS.

THEY WILL GIVE THEIR
PRESENTATION AND TAKE QUESTIONS
AND ANSWERS FROM COUNSELORS AND
MORE PUBLIC TESTIMONY AT THE
END.

WE ARE ALSO JOINED BY COUNSELOR
GEORGE.

>> THE SNAKES I HAVE IS DAVID,
VICTOR, AND ELLIOT.

THANK YOU FOR BEING HERE WITH US
TO DISCUSS URBAN RENIGHAL.

THIS IS AN ISSUE THE CITY HAS
BEEN DEALING WITH FOR MORE
YEARS.

IT PROVIDES GREAT POWER INTO THE
HANDS OF THE BPDA AND VRA.

ALSO AS RESIDENTS WE ALSO WOULD
LIKE TO MAKE SURE THE

NEIGHBORHOOD VOICE IS ALWAYS
PART OF THE PROCESS.

THAT'S THE JOB OF THE MAYOR AND
DISTRICT CITY COUNCIL.
WE ARE MAKING SURE THE RESIDENTS
HAVE A VOICE ON DEVELOPMENTISH DEVELOPMENT
ISSUES.

THIS IS A GREAT PIECE OF POWER
THE VRA HAS.

THEY HAVEN'T USED THAT POWER IN
THE BEST INTEREST OF THE CITY AS
WE LOOK AT WHAT HAPPENED AT THE
WEST END AT ONE TIME, ONE OF THE
MOST DIVERSE NEIGHBORHOODS NOT
ONLY IN THE CITY BUT COUNTRY.

THAT'S WHERE I'M COMING FROM.
I'M A STRONG BELIEVER IN MAKING
SURE NEIGHBOR HEEDS ARE DIVERSE.
RESIDENTS AND IMMIGRANTS SHOULD
BE ABLE TO LIVE AND STAY IN
BOSTON.

I'M LOOKING FORWARD TO WORKING
WITH THE NEIGHBORHOOD AND MAKE
SURE THE NEIGHBORHOOD VOICE IS
HEARD IN THIS PROCESS.

THANK YOU FOR BEING HERE.

>> THANK YOU, COUNSELOR FLYNN.
COUNSELOR GEORGE?

>> I DON'T HAVE AN OPENING
STATEMENT.

>> DOES ANYONE WISH TO
TESTIFY NOW?

AFTERWARDS.

OKAY, GREAT, IF OUR PANELIST
COULD INTRODUCE THEMSELVES AND
FEEL FREE TO DIVE INTO OPENING
STATEMENT.

>> GOOD MORNING CHAIRMAN WU AND
THE COUNCIL.

THANK YOU FOR THE OPPORTUNITY TO
SPEAK WITH YOU TODAY.

I'M RENEE.

GENERAL COUNCIL OF THE BOSTON
EXPANSION.

WE AGREED TO PROVIDE YOU REGULAR
UPDATES ON THE PROGRESS OF OUR
WORK.

TODAY WE ARE PLEASED TO PROVIDE
A FIFTH UPDATE REGARDING URBAN
RENEWAL ACTIVITY.

JOINING ME IS DEVIN CORK AND
CHRISTOPHER.

WE ARE HERE TO PROVIDE YOU AN
UPDATE ON THE STATUS OF THE
COMMITMENT MADE IN THE ACTION
PLAN.

THEY ARE ALSO PROVIDING FOR THE STATE LEGISLATURE.

WE HAVE BEEN PROVIDING THE CITY COUNCIL NOTICES BY E-MAIL. IN ADDITION WE ARE NOTIFYING DISTRICT CITY COUNSELORS OF COMMITTEE MEETINGS FOR DISPRECISION OF THE RENEWAL PAR PARCELS.

WE HAVE ALSO UPDATED OUR WEBSITE.

THE PRESENTATIONS AND LINKS TO THE VIDEOS ARE AVAILABLE ON OUR WEBSITE.

WE PROVIDED A LINK TO WHICH ANYONE CAN CLICK ONTO OUR URBAN MANAGER ABOUT ANY INQUIRY ON YOUR BAN RENEWAL.

WE ARE CONTINUING TO DIGITIZE DOCUMENTS SO THEY ARE EASILY ACCESSIBLE TO THE STAFF TO RESPOND TO INQUIRIES.

WE ARE NOW ABLE TO RESPOND TO ANY CONSTITUENT REGARDING SPECIFICS ABOUT A RENEWAL PARCEL.

FOR URBAN RENEWAL WEBPAGE WE CAN PROVIDE A USER-FRIENDLY TABLE LINKING TO PLANS, MODIFICATION LISTS.

NOTIFICATION LETTERS, AND MORE.

WE HAVE GONE THROUGH THOUSANDS OF DOCUMENTINGS AND PRIORITIZED ACCURACY AND THOROUGHNESS TO MAKE SURE WE HAVE THE BEST FOUNDATION FOR THE NEXT STEPS AND WORK AHEAD.

WE ARE ABLE TO COMPLETE THE WORK AND HAVE AN AGREEMENT INVENTORY THAT TAKES STOCK OF ALL PARCELS IN THE CITY OF BOSTON.

THIS WILL GIVE US A LOOK AT LAND USE AND COVENANTS ACROSS THE CITY.

THIS INCLUDES ARCHIVES, REAL ESTATE, LEGAL, GIS, MIS, AND THE POLLING DEPARTMENTS.

IN ADDITION THIS SEARCH HAS GIVEN US A FULLER PICTURE OF PROPERTIES WITH DEED

RESTRICTIONS, LEASES, AND

HUNDREDS OF PROPERTIES THAT WE OWN ACROSS URBAN RENEWAL AREAS.

AS WE COMPLETE OUR DATA SEARCHES

WE HAVE BEEN WORKING TO ADD URBAN RENEWAL INFORMATION TO THE ZONING VIEWER.

WE ARE ACTIVELY WORKING TO ENSURE THIS ONLINE TOOL IS FUNCTIONING OPTIMALLY PRIOR TO GOING LIVE DISPLAYING NOT ONLY URBAN RENEWAL AREAS BUT PARCELS SUBJECT TO PLANS AND OTHER COULD COVENANTS AS WELL.

WE HOPE TO HAVE THIS LIVE ON OUR WEBSITE AS PART OF OUR COMMUNITY ENGAGEMENT PROCESS.

THIRD, THE ACTION PLAN ASKS THAT WE EXAMINE OUR EXISTING PROCEDURES OF BPDA OWNED LAND AND PROVIDE PROTOCOLS IN SUCH A MANOR THAT REFLECTS COMMUNITY PLANNING GOALS AND PRIORITIES.

ALL LAND IS POSITIONS IN THE COMMUNITY PROCESS THAT SOLICITEDS FEEDBACK.

THIS FEEDBACK IS THEN INCORPORATED INTO COMMUNITY PLANNING GOALS AND PRIORITIES.

FINALLY, WE HAVE MET WITH DHCD TO MAKE SURE THEY ARE AWARE OF THE PROGRESS AND COORDINATE EXPECTATIONS AND TIMELINES FOR OUR NEXT STEPS.

WE AGREED TO PROVIDE DHCD WITH A PROPOSS SAL OUTLINING COMMUNITY ENGAGEMENT AND FEEDBACK FROM COMMUNITY MEETINGS AND ANY PROPOSE FISCALS WITH CHANGES TO THE URBAN RENEWAL AREAS IN AUGUST OF THIS YEAR.

LOOKING FORWARD TO THE NEXT MILESTONE IN OUR ACTION PLAN I WILL NOW TURN IT OVER TO CHRIS WHO WILL OUTLINE OUR COMMUNITY ENGAGEMENT STRATEGY.

>> BEING ABLE TO INCLUDE COMMUNITY INPUT IN OUR TIMETABLE FOR SUN SITTING CERTAIN URBAN RENEWAL PLANS, REEVALUATING BOUNDARIES OF OTHERS, MAKING RECOMMENDATIONS OR EXPLORING AREAS IS OF THE MOST IMPORTANCE TO US.

I'LL PUT TOGETHER A CROSS FUNCTIONAL TEAM THAT INCLUDES REAL ESTATE AND PLANNING DEPARTMENT STAFF.

THEY WILL READ THE DISCUSSION IN ALL 16 AREAS IN THE CITY.

THE GOAL OF OUR COMMUNITY DISCUSSION WILL BE TO PROVIDE MULTIPLE OPPORTUNITIES TO LEARN MORE ABOUT THE URBAN RENEWAL PLAN AREAS AND PROVIDE INPUT INTO OUR WORK AND FUTURE.

THIS ENGAGEMENT PLAN WILL CONSIST OF NOT ONLY 16 COMMUNITY MEETINGS IN EACH URBAN RENIGHURAL AIR -- RENEWAL AREA BUT HOST OFFICE HOURS FOR ANYONE TO DROP IN AND MEET WITH ME DIRECTLY TO PROVIDE MORE FEEDBACK.

ALL PRESENTATIONS HELD WILL BE POSTED ON OUR WEBSITE FOR ANYONE UNABLE TO ATTEND OUR MEETINGS AND OR WE WILL PROVIDE PUBLIC COMMENTS.

I'LL ALSO PROVIDE FINDINGS FROM THE MEETING THE COMMUNITY ENGAGEMENT WILL BE DONE IN THREE PHRASES.

THESE ARE DONE IN SIX AREAS.

PHRASE TWO WILL INCLUDE CAMPUS, SOUTH STATION, SOUTH COVE, AND DOWNTOWN WATERFRONT.

PHRASE THREE WILL CONSIST OF CHARLESTON, WASHINGTON PARK, AND WEST END.

THE AGENDA FOR EACH NEIGHBORHOOD CHECK IN WILL CONSIST OF FIVE MAIN ITEMS.

WE'LL GO OVER URBAN BACKGROUND GIVING TERMS AND TOOLS.

SECOND WE'LL REVIEW THE ACTION PLAN MUCH OF WHICH IS BIANNUAL CHECKS IN.

WE'LL REVIEW THE INVENTORY FOR THAT AREA.

FOURTH WE'LL REVIEW THE DRA OWNED LAND IN EACH AREA THAT COULD HELP INFORM ANY FUTURE ISDs WE'LL DISCUSS BOUNDARY CHANGES FOR ANY POSSIBLE EXTENSION OR SUNSETTING FOR THAT AREA.

OVERALL MY HOPE FOR THE PROCESS IS TO EDUCATE AND INFORM THE PUBLIC ON THE WORK DONE TO DATE AS WELL AS GIVE THEM AN OPPORTUNITY TO PROVIDE FEEDBACK

INTO THE FUTURE.
THANK YOU.
>> I WOULD LIKE TO THANK
EVERYBODY.
THIS IS REALLY TRUE ACROSS OUR
REAL ESTATE PRACTICE.
IT'S IMPORTANT IN OUR YOU ARE
BALL RENEWAL AREAS.
THE DEPARTMENT IN W SQUARE.
AFTER TWO YEARS THEY DEFINED
THEM ON PROPERTIES IN THE DEADLY
AREA.
WHEN BUILT TWO-THIRDS WILL BE
AFFORDABLE HOUSE.
WE ARE ALSO CREATING GOOD JOBS
AND PUBLIC AREAS.
WE WOULD LIKE TO ESTABLISH A
FIRM PROPERTY AREA.
FIRST IS ECONOMIC DEVELOPMENT.
SECOND IS COMMUNITY DEVELOPMENT.
THIS COULD CREATE STRONG
BENEFITS FOR NEARBY COMMUNITY
MEMBERS INCLUDING AFFORDABLE
HOUSING AND RETAIL SPACE.
THERE ARE SOME AREAS THAT ARE
SMALL OR HAVE FEW PROPERTIES
LEFT IN THEM.
WE WANT TO MOVE QUICKLY TO HAVE
URBAN RENEWALS IN THE AREA.
REGARDLESS OF PRIORITY WE ARE
COMMITTED TO A FULL COMMUNITY
PROCESS.
COMMUNITY FEEDBACK IS THE KEY
PORTION OF OUR ACTIVITY AND WE
WILL CONTINUE BE TO ENGAGE
COMMUNITY MEMBERS AND THE
COUNCIL TO USE PUBLIC LAND FOR
THE GREATER GOOD.
THAT CONCLUDES OUR TESTIMONY.
WE WOULD LOVE TO ANSWER YOUR
QUESTIONS.
THANK YOU VERY MUCH.
>> I JUST WANT TO CHECK ANYONE
FROM THE PUBLIC LIKE THE TESTIFY
NOW.
OKAY, THIS IS GREAT.
THEY HOPE TO ABSORB THE
EXPERIENCE.
I HAVE A FEW QUESTIONS.
I'LL TRY TO HOLD MYSELF TO A
TIME LIMIT BEFORE PASSING IT
ONTO COLLEAGUES.
SO, I THINK THERE HAVE BEEN SOME
ISSUES THAT HAVE COME UP CHECK

IN AFTER CHECK IN ABOUT
TERMINOLOGY FROM DHC.
WE DID DIGGING AND GOT RESPONSE
FROM DHCV.
I WOULD LIKE TO REPORT BACK ON
THAT.
THERE IS DISCUSSION ABOUT WHAT
THE TERM MIRROR EXTENSION IS A
MINOR MODIFICATION THAT DOESN'T
NEED A CITY COUNCIL VOTE.
THE QUESTION WAS MERE THE
FUNCTIONAL WORD MEANING A
SHORT-TERM EXTENSION AND
WOULDN'T NEED A COUNCIL APPROVAL
OR WAS IT THAT YOU ONLY NEEDED A
SHORT PERIOD OF TIME.
IT WAS A PHRASE SO IF THERE
WAS -- IF YOU DON'T CHANGE
BOUNDARIES AND ASK FOR MORE TIME
THEY LEGALLY WOULD VIEW IT AS A
MINOR MODIFICATION AND WOULDN'T
REQUIRE A COUNCIL VOTE.
OUR COMMUNICATIONS HAVE SAID
REGARDLESS OF WHAT WAS DECIDED
THERE BPDA WOULD COME BEFORE THE
COUNCIL AND SEEK APPROVAL.
WE DISCUSSED GETTING THAT
UNDERSTANDING IN WRITING THROUGH
A LETTER.
I WENT BACK AND CHECKED MY
E-MAIL AND WE FOLLOWED BACK ON
ONE OF THE CHECKS IN AND GOT A
COMMITMENT.
JUST A PLEASANT REMINDER IF I
MISSED IT IT COULD BE ON ME.
I BELIEVE WE DID PROVIDE THE
LETTER.
>> OKAY, IF YOU COULD FORWARD IT
THAT WOULD BE GREAT.
>> I'LL COME DOWN AND HAND
DELIVER IT.
>> OKAY, THAT WOULD BE
WONDERFUL.
THE OTHER POINT WAS WHAT IT
MEANT IN ONE PROVISION THAT THE
BPDA WOULD HAVE TO VERIFY OR
CONFIRM SOME SORT OF PLAN ABOUT
WHAT YOU WILL DO AT THE THREE
YEAR MARK THE AUGUST 2019 MARK.
THEY SAID IT DIDN'T MEAN AS
INITIALLY THOUGHT YOU WOULD NEED
A COMPLETED FENCE OF WHAT YOU
WILL DO WITH BOUNDARIES,
SUNSETTING, OR EXTENSIONS.

JUST CHECKING IN ON YOUR PLAN TO MAKE SURE YOU HAVE A COMPLETED PROPOSAL.

I JUST WANTED TO REPORT BACK ON THAT.

ALONG THOSE LINES, WHAT DO YOU ANTICIPATE BRINGING BEFORE US AT THAT AUGUST 2019 DEADLINE?

>> IT MIGHT MAKE SENSE FOR ME TO ANSWER.

WE MET WITH DHCD TO DISCUSS WHAT THEY WOULD EXPECT TO SEE FROM THE DPBA BY AUGUST OF 2019.

FIRST AND FOREMOST THEY ASKED FOR A WRITTEN PROPOSAL SO WE HAVE SOMETHING CONCRETE IN WRITING.

WHAT WE DID TALK TO THEM ABOUT WAS THE FACT THAT WE ARE GOING OUT TO DO COMMUNITY ENGAGEMENT MEETINGS THAT CHRIS WENT OVER TODAY.

BASED ON THOSE MEETINGS AND THE FEEDBACK WE GET FROM THE COMMUNITY WE WOULD THEN BE ABLE TO FORMULATED PROPOSALS FOR POSSIBLE CHANGES TO THE URBAN RENEWAL PLANS AND REPORT THAT TO DHCD.

AT THAT TIME, BY AUGUST OF THIS YEAR, WE WILL INCLUDE IN OUR PROPOSAL WHAT PLANS WE MIGHT WANT TO DO A BOUNDARY CHANGE HERE OR THERE.

WE MIGHT, DEPENDING ON THE COMMUNITY PROCESS THAT WILL START AFTER THIS HEARING.

CHRIS HAS STARTED SETTING UP MEETINGS.

SO, THAT PROCESS WILL BE ABLE TO GUIDE US IN TERMS OF WHAT WE WILL BE PROPOSING.

>> SO, THE PHRASE TWO AND THREE HAVE MONTHS ON HERE THAT ARE AFTER, IT STARTS IN SEPTEMBER.

IS THE IDEA YOU ARE JUST FOCUSING ON THESE SIX AREAS AND THAT'S ALL YOU WILL HAVE RUN BEFORE THE PROPOSAL?

>> YEAH, THAT WILL BE THE FIRST PHRASE.

ALL PHRASES WILL GO TO THE COMMUNITY PROCESS.

THOSE WILL GET DONE PRIOR TO

AUGUST.

I BELIEVE I CAN GET IT DONE BY
LATE FALL EARLY WINTER IF I NEED
TO SPEED IT UP AND GET A REPORT
IN AS EARLY.

>> ARE THESE MONTHS NEXT TO
PHRASE TWO OR THREE IS WHEN IT'S
FINISHED OR STARTS.

>> THAT'S WHEN PHRASE TWO
STARTS.

I DIDN'T WANT TO DO IT OVER
SUMMER.

I CAN DO IT AS QUICKLY AS PEOPLE
WANT BECAUSE ALL OF THE
PRESENTATIONS ARE READY TO GO.
I CAN DO PHRASE TWO OR THREE
PRETTY QUICKLY IF THERE WAS A
NEED TO GET IN REPORTS.

>> JUST TO CLERFY, WHEN YOU GIVE
YOUR WRITTEN PROPOSAL YOU HOPE
IT WILL BE BASED ON SOME
COMMUNITY FEEDBACK.

MOST OF THE COMMUNITY FEEDBACK
FOR TEN OUT OF THE 16 AREAS IS
NOT PLANNED TO BE STARTED.

>> THEY DID SAY TO US WE CAN
INCLUDE WHERE WE ARE TO DATE.
BASED ON THE FACT WE SAW OUR
TIMELINE FOR THE COMMUNITY
PROCESS BY THE END OF THE YEAR.
THEY WERE COMFORTABLE WITH US
PROVIDING UPDATES AFTER AUGUST
2019.

>> IN AUGUST YOU WILL HAVE SOME SOME
PROPOSAL.

THERE WILL BE A INITIAL PROPOSAL
AND FINAL PROPOSAL BY DECEMBER
OF 2019 OR WHEN?

>> PROBABLY NEXT YEAR.

DEPENDING ON WHAT'S
COMFORTABLE FOR THOSE IN THE
COMMUNITY.

>> DO YOU HAVE ANY EARLY SCENES
OF WHERE YOU MIGHT SUNSET OR
EXPAND OR LOOK TO CHANGE
BOUNDARIES?

>> WE KNOW BASED ON THE PHRASING
OF HOW WE ARE DOING IT GIVEN THE
PHRASING WE CAN GET A SENSE OF
THE PLANS THAT WILL BE EASIER
FOR US TO COME UP WITH
PROPOSALS.

WE LEFT THE LARGEST ONES AT THE
END ONE REASON WE DID THAT IS

BECAUSE WE WERE HOPING AS WE DO THE SMALLER ONES IN THE FIRST PHRASE OR TWO WE'LL HAVE MORE GUIDANCE AS TO IF WE ARE GOING TO, YOU KNOW, JUST ALLOW THE PLAN TO SUNSET OR LOOK AT A BOUNDARY CHANGE THAT WE WOULD ALSO BE WORKING WITH THE COMMUNITY AS WELL AS DHCD ON THE PROPOSAL TO DO THAT.

THEY SAID THERE ARE MULTIPLE WAYS TO DO IT.

WE THOUGHT GIVEN THERE WAS SO MANY OPTIONS DEPENDING ON THE COMMUNITY INPUT WE RECEIVED THAT WE WOULD WAIT AND SEE WHAT HAPPENS THERE.

>> THE FIRST PHRASE IS THE MOST MANAGEABLE.

WE WENT THROUGH THE PROPERTY AS CONSIDERED HOW TO DISPOSE OF IT. THE COMMUNITY WAS ONBOARD.

THOSE ARE

MANAGEABLE AREAS.

>> MEANING MOST LIKELY TO SUNSET?

>> YES, DEPENDING ON THE COMMUNITY FEELINGS ABOUT THAT.

>> JUST TO CLARIFY, THEN I'LL PASS IT TO COUNCIL FLYNN.

WHEN YOU DO THESE.

WHEN YOU GO OUT AND DO THE COMMUNITY PROCESS IN EACH URBAN RENEWAL AREA YOU HAVE THE FIVE AGENDA ITEMS BUT ARE YOU PROPOSING ANYTHING SPECIFIC FOR -- ARE YOU GIVING THE COMMUNITY SOMETHING TO REACT TO OR JUST TAKING IT -- HOW DO YOU GET FROM THE DECISION OF WHICH OPTION TO CHOOSE?

>> WELL, INDIVIDUAL PROPERTIES WE OWN.

IT MIGHT BE NEXT TO A PARK.

IT HAS A PARKS DEPARTMENT SIGN-OFF AND SHOULD GO TO PARKS.

IF IT'S BEHIND SOMEONE'S HOUSE.

IT COULD BE USED FOR PARKING.

YOU CAN'T DO MUCH WITH IT.

THERE ARE EMPTY VACANT LOTS.

IT'S UP TO THE COMMUNITY.

DO THEY WANT A GARDEN OR HOUSING.

THAT WILL BE OPEN FOR THEM TO DECIDE.

IN TERMS OF IS THE BOUNDARY CHANGED OR EXTENDED IT'S OPEN TO THEM BASED ON THE DATA I GIVE THEM.

IF I SAY WE HAVE THESE AMOUNT OF PARCELS AVAILABLE AND IF URBAN RENEWAL IS STUCK WITH THEM YOU WON'T BE ABLE TO DEVELOP THEM OR TURN THEM INTO A COMMUNITY CENTER YOU CAN BASE IT ON THAT INFORMATION.

>> IS THAT TRUE YOU WANT BE ABLE TO TURN THEM INTO ANYTHING AFTER URBAN RENEWAL GOES AWAYS.

>> SOME OF THE TITLES ARE EXTREMELY COMPLICATED. THEY NEED TO BE CLEARED. IT WAS VERY COMPLICATED TO DEVELOP.

>> SO, AND THEN BASED ON WHAT CHRIS IS REFERRING TO ABOUT THE COMMUNITY INPUT ON THE SPECIFIC PARCELS, WHAT WE ARE DOING IS WORKING THEN ON DEPENDING ON WHAT PARCELS ARE BEING DISPOSED OF AND WHICH ONES WE ARE FINISHING.

WE ARE WORKING WITH OUR PLANNING AND ZONING FOLKS SO THAT WE CAN ALSO PUT SOME OF THE LAND USE CONTROLS THAT WE MIGHT WANT TO KEEP.

YOU KNOW, HOW WE'LL IMPLEMENT THOSE THROUGH PLANNING AND ZONING.

WE'LL WORK WITH OUR PLANNING AND ZONING FOLKS AND LOOK AT THE PLAN AND DEPENDING ON WHAT PARCELS ARE LEFT CAN WE CHANGE BOUNDARIES.

WE WOULD GO OUT AND PROPOSE THAT AND WORK WITH THE COMMUNITY ON THAT.

THAT IS SORT OF HOW -- YOUR QUESTION WAS HOW TO GET TO COMMUNITY OUTREACH TO PROPOSAL AND BACK TO COMMUNITY THAT'S WHAT IT INTELS.

>> THE MEETING IS AN OVERVIEW. SOME OF THE LAND TRANSFERS MIGHT BE PROPOSED ARE SIMPLE. THEY ARE GOVERNMENTAL TRANSFERS

AND GET DONE QUICKLY.
SOME OF THE MORE COMPLEX
DECISION MAKING AND COMMUNITY
ENGAGEMENT WILL MOVE OUT OF
SPECIFIC URBAN RENEWAL
CONVERSATION TO PROPERTY
PLANNING PROCESS.
TO ANSWER YOUR QUESTION ABOUT
DEVELOPING PROPERTY WITHOUT
URBAN RENEWAL AS CHRIS MENTIONED
THERE ARE DIFFERENT SITUATIONS
AND SOME WILL ALLOW US TO MOVE
PROPERTIES QUICKLY WITH URBAN
RENEWAL.
IN DIFFERENT AREAS THERE ARE
DIFFERENT TYPES OF LAND
DISAGREEMENTS AND RESTRICTIONS
AND SOME WOULD SURVIVE URBAN
RENEWAL AND SOME WOULD NOT.
WE NEED TO BE ABLE TO
COMMUNICATE QUICKLY ABOUT
SUNSETTING URBAN RENEWAL THAT
HAVE THE RESTRICTIONS.
>> IT'S FAIR TO DESCRIBE IT AS
THERE WOULD NEED TO BE MORE
DRAWN OUT OR MORE PROCESS.
IT'S NOT FAIR TO SAY, YOU KNOW,
PARTICULARLY YOU WON'T BE ABLE
TO DO ANYTHING.
>> IT'S NOTq
HARDER.
>> IT DOESN'T FEEL LIKE THE
TIMELINE IS FEASIBLE.
IF YOU TRY TO WRAP IT BY JANUARY
OF 2020 AND YOU GO OVER IT
PARCEL BY PARCEL.
IT FEELS LIKE THE LAST ONE WILL
TAKE LONGER.
>> WE MIGHT ASK FOR MORE TIME ON
THE PROPOSALS.
ALSO WHAT THEY SUGGESTED WAS,
AGAIN, BECAUSE OF THE PHRASING
AND WE ARE TRYING TO DO THE ONES
THAT ARE MOST MANAGEABLE FIRST
SEE HOW THAT GOES.
PROVIDE THE WRITTEN PROPOSAL TO
SEE AND LOOK AT WHAT IS IN FRONT
OF US AND THEN, YOU KNOW, ACT
ACCORDINGLY.
IF WE NEED TO MAKE CHANGES OR
WORK WITH THEM WE WILL DO THAT.
>> IT BROUGHT OVER URBAN RENEWAL
AND PATH FORWARD MIGHT BE
FEASIBLE.

A SPECIFIC EXERCISE IS PROBLEM
ANY NOT.

>> THAT SOUNDS LIKE WHAT YOU
WERE PROPOSING.

>> IN THE EARLY ONES.

OKAY, I'M DONE.

THANK YOU, COUNCIL WU.

I AGREE, WE WANT TO TAKE OUR
TIME AND GET THIS RIGHT AND MAKE
SURE WE GIVE THE NEIGHBORHOOD
RESIDENTS THE OPPORTUNITY TO
WEIGHT IN AND LET THEIR VOICE BE
HEARD.

I WOULD RATHER NOT RUSH THIS AT
ALL.

I WOULD LIKE TO TAKE OUR TIME
AND LEARN RABBIT IT AND EDUCATE
IT.

WE WILL HAVE TO EDUCATE NEW
PEOPLE FROM THE CITY THAT MIGHT
HAVE BEEN HERE OVER THE LAST
FIVE TO TEN YEARS ABOUT THE
GREAT POWERS OF URBAN RENEWAL IN
THE HISTORY OF URBAN RENEWAL IS
ALSO PART OF THE CONVERSATION
AND IT SHOULD BE PART OF THE
CONVERSATION GOING FORWARD AS
WELL.

THAT'S WHAT I WANT TO SEE.

THIS IS A ROBUST ENGAGING
PROCESS.

TALKING ABOUT WHY IT BENEFITS
THE NEIGHBORHOOD.

I KNOW I HAVE AN IDEA DR. WILSON
IT BENEFITS THE BPDA.

WE ALSO CONSIDERING A FORDABLE
HOUSING AS PART OF IT FOR THE
ELDERLY FOR LOW INCOME FAMILIES
AND SENIORS AND VETERANS AND
IMMIGRANTS.

FOR PEOPLE HAVING A DIFFICULT
TIME AFFORDING RENT IN BOSTON.

WHAT IMPACT WILL THIS HAVE ON
THOSE RESIDENTS.

THOSE ARE QUESTIONS I'M GOING TO
ASK.

I HOPE TO GET ANSWERS ON THEM.

CAN YOU GIVE BACKGROUND ON WHAT
TYPE OF IMPACT IT WILL HAVE ON
THOSE WHO WANT TO CONTINUE
STAYING IN BOSTON AND THOSE THAT
WOULD LIKE TO LIVE-IN BOSTON
THAT MAY NOT HAVE THE FUNDS OR
MEANS TO DO THAT.

>> I'M SPEAKING TO WHAT WE ARE DOING WITH OUR PROPERTY AND HOW THE URBAN RENEWAL POWERS THEMSELVES.

CERTAINLY, IN THE OPENING STATEMENT I MENTIONED PUBLIC PARTICIPATION IS IMPORTANT TO US.

WE USE OUR LAND FOR PUBLIC GOOD WHENEVER POSSIBLE.

IN RECENT YEARS WE HAVE A HISTORY OF DOING THAT.

THE P 12 IN CHINATOWN WE ARE DOING AFFORDABLE HOMEOWNERSHIP AND CONDOÑI DEVELOPMENT.

IN DUDLEY SQUARE WE ARE FOCUSED ON DOING PUBLIC HOUSING.

SENIOR HOUSING HAS BEEN A MAJOR FOCUS OF THAT.

IT'S 100% AFORWARDBLE HOUSING.

SO, WHILE WE HAVE TO BE VERY THOUGHTFUL ABOUT HOW OUR LAND IS USED AND MAKE SURE WE GET APPROPRIATE PUBLIC VALUE 234

WHAT WE DO WITH OUR REAL ESTATE. IT DOESN'T ALWAYS HAVE TO BE DOLLARS.

SO, WE -- IT'S CRITICAL TO US AND THE VPA TO BE GOOD FISCAL STEWARDS.

>> I SUPPORT WHAT YOU JUST SAID TO MAKE SURE THAT GREAT POWER IS USED TO BENEFIT THE PEOPLE IN TERMS OF HOUSING FOR OUR SENIORS.

THIS MIGHT BE IN PARKS AND OPEN SPACE AND JOBS. THEY HAVE IT ALSO ON THE OTHER HAND BENEFITED OTHERS THAT MAY NOT NEED THAT ACCESS. SUCH AS MAJOR BENEFITS.

>> WHEN WE LOOK AT WHAT TO DO WITH PBA OWNED REAL ESTATE AND THINKING ABOUT THE HIGHEST INVESTMENT THAT WOULD CERTAINLY BE SOMETHING.

THIS IS SOMETHING WE WOULD CONSIDER.

WE ARE TALKING ABOUT WHAT TO DO WITH THAT REAL ESTATE.

I DON'T WANT TO SAY 100% OF IT WILL BE USED FOR AFFORDABLE HOUSING. IT'S REALLY IMPORTANT.

WE ARE TALKING ABOUT WHAT TO DO WITH THAT REAL ESTATE.

I DON'T WANT TO SAY 100% OF IT WILL BE USED FOR AFFORDABLE HOUSING.

IT'S REALLY IMPORTANT.

OFTENTIMES WITH THAT OWNER OF A
BPA IS JUST THE PROPERTY OWNER
NEXT DOOR.

IT'S A SMALL LOT TAKEN AS A
BLIGHT IN THE 60s AND 70s
AND SHOULD GO BACK TO
NEIGHBORHOOD OWNERSHIP.
WE DO THAT WITHIN OPEN SPACE
RESTRICTION TO MAKE SURE
SOMETHING WASN'T BY THE TIME IN BUILT-IN THE
FUTURE.

THIS IS A SIMPLE TRANSACTION.
SO, ALL OF THE ABOVE TYPE OF
ANSWER.

>> I ALSO COME FROM THIS AS
SOMEONE THAT SEVERED IN THE
MILITARY.

AFTER EVERY ACTIVITY WE WOULD DO
AN AFTER ACTION REPORT OF WHAT
WENT WELL AND WHAT DIDN'T GO SO
WELL.

SAY OVER THE LAST 30 YEARS HAVE
YOU EVER DONE AN INVENTORY ON
BRA/BPDA PROPERTY ON SOME GREAT
ACCOMPLISHMENTS THAT YOU HAVE
DONE IN TERMS OF BUILDING
AFFORDABLE HOUSING FOR THE
PEOPLE AND ON THE OTHER HAND AND
SAID TO YOURSELF YOU KNOW, WE
LET THIS ONE SLIP AWAY AND
DIDN'T FOLLOW-THROUGH ON IT.
THE TAXPAYERS WEREN'T HEARD OR
NEIGHBORHOOD WASN'T HEARD?
I WOULD LIKE TO LEARN ABOUT THE
GOOD AND THE BAD.

WHEN I MAKE DECISIONS I FACTOR
THAT IN.

SO, I WOULD LIKE TO HERE IT VERY
GOOD NEWS YOU ARE GIVING.

>> UH-HUH.

I ALSO WOULD LIKE TO HEAR THE
BAD NEWS AS WELL AND IF YOU
COULD GIVE ME A BRIEF UPDATE ON
SOME OF THE STRUGGLES OR
DISAPPOINTMENTS WE HAD OVER THE
LAST 25 YEARS.

>> I CAN GIVE YOU SOME OF THE
KNOWLEDGE FROM THE MEETINGS.

I CAN GO OVER THE HIGHLIGHTS.

WE BUILD A COLLEGE.

WE HAVE LARGE EMPTY LOTS THAT
ARE GOING UNDER UTILIZED.

I CAN GO THROUGH THE BAD THINGS
OR POTENTIAL THINGS THAT HAVE

POTENTIAL TO BE TURNED AROUND
AND REDEVELOPED.

>> I'M NOT SO MUCH CONCERNED
ABOUT THE EMPTY LOTS IN A HAVE
NOT BEEN REDEVELOPED.
I'M TALKING ABOUT THE ONES WE
GAVE AWAY WHERE THE TAXPAYERS
DIDN'T GET PAID WHAT THEY SHOULD
HAVE.

HAVE WE SEEN ANYTHING LIKE THAT
OVER THE PAST 40 YEARS.

THAT'S WHAT I'M INTERESTED IN.

>> COUNCIL FLYNN WE CAN COME
BACK AND TAKE A LOOK AT OUR
PROPERTIES PARTICULARLY THE ONES
THAT YOU ARE REFERRING TO.

THIS IS ONE OR TWO AT LEAST BUT
I KNOW THAT WE GRAVE SOMETHING
AWAY FOR A SONG BUT WHAT
HAPPENED WAS AROUND 2008/2009 IT
CAME BACK TO THAT.

THIS TO ALLOW THEM TO FINANCE
THOSE CHANGES.

THEY WERE PERMANENT TO THEIR
DEAL TO APPEAR NOW.

WE LOST THE VALUE THERE WE
COULDN'T GET THOSE PROJECTS
FINANCED WITHOUT LOOKING AT THE
REDEVELOPERS.

WE WILL LOOK AT AND SEE HOW WE
IMPLEMENTED.

WHAT WE DID THERE AND EXAMINED
IN THINGS.

>> I'M EDUCATING MYSELF IN
PROPERTY SALES.

THESE ARE PROPERTIES THAT ARE
BUDDING IF ARE A DOLLARS.

ANY LAND IN BOSTON IS WORTH A
BIT MORE THEN TODAY.

IN THE 80s AND 90s IN BOSTON
IT WAS BETTER TO GET THE
PROPERTY IN THE HANDS OF SOMEONE
THAT COULD BE A GOOD STEWARD OF
IT.

LOOKING BACKWARDS WE WOULDN'T
MAKE THAT DEAL TODAY BECAUSE
1,000 SQUARE FEET HAD
SUBSTANTIAL VALUE.

IT REALLY DIDN'T.

YOU ASK A QUESTION ABOUT MY
MISTAKES.

>> HAVE THERE BEEN CASES WHEN WE
HADDEST -- HAD CITY OWNED
PROPERTY AND THE CITY PROPERTY

OR STREETS AROUND IT BECOME PRIVATE WAYS?

IT DIDN'T HAVE ACCESS TORRES TO RESIDENTS.

>> I WOULD HAVE TO LOOK.

HAVE YOU CHECK ON THE BOSTON WATERFRONT FOR THAT ISSUE.

>> SO, ON PHRASE ONE I WOULD BE INTERESTED IF YOU COULD GIVE US A BRIEF RUNDOWN ON THE SIX LOCATIONS.

WHAT WE HOPE TO ACCOMPLISH IS HOW IT BENEFITS THE RESIDENTS.

>> WE MAKE THE RESIDENTS AWARE OF URBAN RENEWAL.

IF IT HAD IT TO BE CHANGED.

BEYOND THAT THE URBAN RENEWAL AS YOU STATED THE GOOD AND BAD.

WE ARE THE CITY.

WE ARE ONE CITY.

I TRY TO GO OUT TO EACH 16 URBAN RENEWAL AREAS.

THERE ARE IN EVERY INDIVIDUAL AREA.

WE SPOKE ABOUT HOW THEY WERE EFFECTED BY URBAN RENEWAL.

IN THAT PARTICULAR AREA IT COULD BENEFIT THEM.

IT WAS A COMMUNITY CENTER OR SOMETHING LIKE THAT AND WE HAD OPEN LAND.

I WOULD TAKE ALL OF THAT INFORMATION BACK AND QUANTIFIED I WOULD UNDERSTAND WHAT THE FOCUS IS.

THERE IS A POSSIBILITY THEY NEED IT FOR AFFORDABLE HOUSING.

ULTIMATELY, WE WILL GO OVER THEM AND THE PROPERTIES WE DO OWN AND TRY TO ORGANIZE THEM AS A GROUP AND IF THEY WANT TO DO SOMETHING LIKE A COMMUNITY GARDEN WE CAN FORM IT TO ONE AND FORM THEIR OWN CONNECTION.

BEYOND THAT IT WILL BE JUST A DEEP DIVE INTO WHAT HAPPENED NEXT.

WHAT WOULD YOU LIKE TO SEE HAPPEN NEXT.

IF I WOULD HAVE SHOWN YOU THAT URBAN RENEWAL IS A GOOD THING OR POWERFUL THING AND A TOOL FOR DEVELOPMENT AND AFFORDABLE HOUSING AND YOU WANT TO KEEP IT,

GREAT.

IF YOU FEEL THE PLAN IS DONE AND WE ACCOMPLISHED OUR JOB, THAT'S GREAT.

AS LONG AS EVERYONE WALKS AWAY UNDERSTANDING WHAT URBAN RENEWAL IS AND UNDERSTANDING THE GOOD AND BAD THAT HAPPENED FROM IT. UNDERSTANDING THE GOAL IS TO BETTER THE COMMUNITY I THINK THOSE ARE THE ULTIMATE GOALS. IT'S NOT ADVERSAL.

I'LL LISTEN TO THEM AND REPORT BACK TO YOU GUYS AND INTERNALLY BEFORE I GO OUT THERE.

AFTER EVERY MEETING WITH OUR AIDS AND WE WILL TAKE IT TOGETHER.

THE COUNCIL, DHCD.

WE'LL DO WHAT IS RIGHT.

>> I HAVE A QUESTION ABOUT SPECIFIC GEOGRAPHY.

THREE ARE ROCKSBURY.

>> I WANT TO LET YOU KNOW ON PHRASE ONE, TWO, AND THREE A LOT OF THE PROPERTY IS IN MY DISTRICT.

I WOULD WANT TO BE PART OF THIS DISCUSSION ON EVERY MEETING.

I DON'T WANT TO MISS ANYTHING.

>> BEFORE I GO OUT THERE I'LL SET UP AN INTERNAL MEETING WITH YOU GUYS TO LAYOUT THE MEETING. WE CAN ALL GO OUT TOGETHER AND AFTERWARDS WE'LL DEBRIEF AND I'LL COMPILE IT ALL INTO DATA.

>> DOES THIS ALSO INCLUDE EXPIRING USE OF DEVELOPMENTS IN THE CITY THAT MAY HAVE HAD A DEVELOPMENT THAT HAD FOR THE NEXT 60 YEARS THE RENT COULD GO UP SO MUCH AND AFTER 60 YEARS IT EXPIRES.

IS THIS PART OF THE DISCUSSION.

>> SOMEWHAT, THERE IS A QUESTION ABOUT AFFORDABLE HOUSING AND LAND AGREEMENTS.

WE KEEP A CLOSE WATCH ON ALL OF THE PROPERTIES THAT ARE EXPIRING IN THE CITY OF BOSTON.

SOME ARE LOW RISK BECAUSE THEY ARE OWNED BY AFFORDABLE HOUSING.

ALSO WHAT ARE HIGH RISK BECAUSE THEY ARE OWNED BY FOR PROFIT

DEVELOPERS.

WE HAVE DETAILS ON WHERE THE PROPERTIES AND HOMES ARE AND THERE IS PROPLY SOME OVERLAP AND EXPIRING THESE PROPERTIES.

EVERY PROPERTY HAS A STRATEGY TO MAINTAIN IT'S AFFORDABILITY.

>> AM I ABLE TO GET THAT FROM YOU OR EXACTLY WHAT PROPERTIES MIGHT HAVE DAY-TO-DAY TROUBLES.

>> I HAVE SPOKE ABOUT THIS IN THE PAST SO I WOULD WANT TO SEE THEM PUTTING UP THE MAJOR BUILDINGS AND AT THE SAME TIME NOT ADVOCATING FROM FOR THE ELDERLY.

THAT HAS TO BE TERRIBLE FOR THE CITY.

>> I COULDN'T AGREE WITH YOU MORE.

STAFF MEMBERS THAT DO NOTHING AND LOOK AT HOW TO PRESERVE. THERE IS HARD WORK FOR THE HIGH RISK PROPERTIES.

THEY CAN BE HELPFUL.

THEY KNOW WE ARE HERE WITH THE NEGOTIATIONS.

THEY ARE DOING CLOSELY IN THE APP.

THERE ARE A LOT OF CITY PROPERTIES BEING USED FOR DIFFERENT COMPANIES THAT MIGHT BE THERE.

THEY HAVE SMALL BUSINESSES.

IS THAT THE COMMON.

THERE IS A POSSIBLE LAND OWNED BY THE CITY.

SOMEONE HAS A SMALL BUSINESS ON THAT LOCATION?

>> NO, IT'S FAIRLY UNCOMMON.

I CAN THINK OF ONLY THREE EXAMPLES.

TWO OF THEM IN THE INVENTORY.

MARINE PARK AND THE OTHER EXAMPLE IS BRUCE BOWLING BUILDING.

>> OKAY.

WHAT DO YOU THINK THE ROLE OF CITY COUNCIL SHOULD BE ON THE ISSUE.

I KNOW THE ROLE OF THE BPDA BUT WHAT ABOUT CITY COUNCIL?

>> SO, FOR ANY PROPOSED CHANGES WE ARE MARKING TO THE URBAN

RENEWAL PLAN SPECIFICALLY IF
THEY ARE BOUNDARY CHANGES THEY
ARE MAJOR MODIFICATIONS AND WE
WOULD NEED TO SEEK CITY COUNCIL
APPROVAL FOR THOSE CHANGES AS
WELL AS STATE THROUGH DHCD.
THOSE ARE THE CHANGES WE WOULD
BE WORKING ON AND COMING BACK TO
CITY COUNCIL FOR.

WE'LL LOOK AT THE URBAN RENEWALS
THAT ARE EXPIRING IN 2022.

IF WE PROPOSED TO EXTEND SOME OF
THOSE PLANS WHICH WE BELIEVE WE
WILL BE WE'LL SEEK CITY COUNCIL
APPROVAL FOR THOSE AS WELL.

AS WELL AS SHORT-TERMS WE'LL BE
WORKING WITH DHCD AS WELL.

>> THANK YOU.

I'M FRIENDLY WITH THE
GENTLEMAN IN SUMMERSVILLE NOW.
HIS NAME IS JIM AND HE'S AT THE
WEST END MUSEUM ACROSS FROM THE
BOSTON GARDEN.

I'M USED TO GOING THERE.

I USED TO LOOK AT THE OLD PHOTOS
OF THE GREAT NEIGHBORHOODS IN
BOSTON ESPECIALLY THE WEST END
WHICH IS ONE OF THE MOST DIVERSE
NEIGHBORHOODS.

THERE ARE ETHNIC GROUPS LIVING
WELL TOGETHER UNDER URBAN
RENEWAL WE DISMANTLED A GREAT
AMERICAN NEIGHBORHOOD.

THAT'S WHERE I'M COMING FROM ON
THIS DEBATE.

I WOULD LIKE TO MAKE SURE
EVERYTHING IS, YOU KNOW, WHEN WE
DO GO THE NUMBER ONE OBJECTIVE
IS THE RESIDENTS OF THE
NEIGHBORHOODS AND MAKING SURE
OUR ELDERLY CAN LIVE-IN BOSTON.

LOW INCOME PEOPLE CAN LIVE-IN
BOSTON AND FAMILIES AND THE
IMMIGRANT COMMUNITY AGENCY WELL.

I'M WILLING TO WORK WITH IT IN
THE BACK OF MY MIND.

JIM AND THE STRUGGLES OF THE
WEST END RESIDENTS AND HOW THEY
WERE PUSHED OUT OF THE CITY
UNDER THE GUIDES OF URBAN
RENEWAL.

THAT'S WHERE I'M COMING FROM.

>> I THINK CAN THINK ABOUT HOW
URBAN RENEWAL HAD MANY NEGATIVES

IN THE PAST AND WASN'T ALWAYS
THE MOST COMMUNITY DRIVEN TOOL.
YOU HEARD FROM US TODAY THEY ARE
VERY ENGAGEMENT FOCUSED.
WWE WORKED TO REBRAND THE AGENCY
AND WE NO LONGER REFER TO
OURSELVES AS DRA BUT DPDA.

>> I CAN SAY, MY GRANDFATHER WAS
DISPLACED AND MY MOTHER AS WELL.
THEY BOTH WERE.

I HAVE TOLD THE STORIES.

I UNDERSTAND THE PAIN AND WHEN I
CAME TO WORK HERE THEY ASKED
WHY.

I CAME BECAUSE OF THE PEOPLE ON
THE NINTH FLOOR ARE NOT THE SAME
PEOPLE BACK THEN.

THEY CARE ABOUT THE CITY AND
THEY WANT TO PROTECT THE ELDERLY
AND PEOPLE IN NEED AND MOVE THE
CITY FORWARD INTO THE CITY THAT
IT IS NOW. SO, I'LL BE OUT
THERE WITH THEM AND WE WANT TO
TRY TO DO OUR BEST.

>> THANK YOU FOR THAT.

I THINK YOU SAID IT VERY WELL.

IT'S THE PEOPLE THAT WERE
DISPLACED.

EVEN IF THEY WERE DISPLACED AS
KIDS THAT PAIN STAYS WITH THEM
FOR THE REST OF THEIR LIFE.

EVEN WHEN YOU READ THE ON
BENEFICIARIES OF ELDERLY PEOPLE
DISPLACED IN THE WEST END AT AN
EARLY AGE THEY KEEP THE LOVE OF
THE NEIGHBORHOOD WITH THEM.

WE HAVE TO ALWAYS REMEMBER THAT
WHEN WE MAKE DECISIONS.

THEY ARE IMPACTING PEOPLE AND
FAMILIES.

WE WOULD LIKE TO MAKE SURE THAT
WE TREAT EVERYBODY FAIRLY AND
WITH RESPECT.

>> THANK YOU.

COUNSELOR FLYNN.

I HAVE A FEW MORE QUESTIONS ON
THE PROCESS AND A FEW MORE ON
THE DATABASE PART YOU WERE
TALKING ABOUT EARLIER.

JUST TO MAKE SURE I HAVE A
COMPLETELY CLEAR UNDERSTANDING
YOU ARE PLANNING JUST ONE
MEETING IN EACH OF THESE AREAS
ACCORDING TO THIS TIMELINE.

PLUS YOUR OFFICE HOURS.

>> YES, IF ONE MEETING ISN'T ENOUGH I CAN DO ANOTHER ONE. THERE IS NO LIMIT.

>> GOT IT, THAT'S THE GENERAL PLAN FOR NOW.

ONE MEETING IN EACH AREA.

>> THEY WILL ALMOST CERTAINLY BE ADDITIONAL MEETINGS ABOUT CERTAIN DISPOSITION.

>> ANY RFD WILL FOLLOW UP THE MEETINGS.

>> IS IT FAIR TO SAY AND WHAT I HEARD IS YOU TREAT B 6 DIFFERENTLY THEN THE REST. YOU MAY BECAUSE YOU ARE CONSIDERING SUNSETTING THE SIX YOU MAY GO THROUGH PARCEL BY PARCEL.

FOR -- IT'S BIG AND THERE IS A LOT OF DISCUSSION IN THE AUTHORIZATION OF THE RENEWAL PROCESS ABOUT WHAT SHOULD HAPPEN IN GENERAL.

IT DIDN'T FEEL LIKE THERE WAS TIME BEING -- I THINK YOU WERE SAYING IT MIGHT BE ABOUT A BROAD PLAN SUBMITTED BY THE, YOU KNOW, EARLY 2020 MARK.

IT MIGHT NOT GET PARCEL BY PARCEL WITHIN EVERY URBAN RENEWAL AREA.

IT'S MORE COMPLICATED TO GO PARCEL BY PARCEL AND THEY WON'T HAVE THE SAME TYPE OF CONVERSATION ABOUT SUNSETTING AND GET INTO THAT LEVEL OF DETAIL ABOUT HOW TO SUNSET IT.

>> ALSO BECAUSE THOSE PLANS ARE LARGER.

THEY ARE MUCH LARGER AREA OF THE CITY.

>> WHEN WILL YOU KNOW HOW, FOR THE ONES YOU ARE PLANNING TO EXTEND WHEN WILL YOU KNOW HOW MANY YEARS YOU WILL SEEK AN EXTENSION FOR ETC.

WILL THAT BE IN THE PROPOSAL OF EARLY 2020 FOR CHDC.

>> WE ANTICIPATE THAT BUT AT THIS POINT WE HAVE A SENSE THAT WE ARE GOING TO SEEK AN EXTENSION FOR SOMETHING BUT AT THIS POINT AND TIME WITHOUT THAT

COMMUNITY PROCESS IN PLACE YET
WE JUST DON'T KNOW WHAT THAT
MEANS OR WHAT THAT IS RIGHT NOW.

>> BUT YOU ARE NOT CREATING
ENOUGH ROOM OR TIME FOR THE
URBAN RENEWAL AREA.

WE WILL GO PARCEL BY PARCEL.
AGAIN, WHAT WE ARE ANTICIPATING
IT'S TO GO THROUGH THE FIRST
PHRASE AND START THE SECOND
PHRASE AND THEN WE'LL GET A
SENSE OF WHAT THE TIMELINE LOOKS
LIKE FOR, YOU KNOW, EXAMINING A
BIGGER URBAN RENEWAL PLAN
ESPECIALLY ONE THAT EXPANDS THE
NEIGHBORHOODS.

WE'LL HAVE A BETTER
UNDERSTANDING UNTIL WHAT WE DO
ANTICIPATE WHEN WE DO OUR FIRST
PROPOSAL IN AUGUST WE CAN GIVE
IN OUR PROPOSAL WERE WE THINK
THIS IS HEADED.

THIS HAS TAKEN US THIS LONG.
WE ANTICIPATE THE NEXT FEW MIGHT
TAKE LONGER THEN ANTICIPATED.
WE'LL SORT OF PUT THAT IN PLACE
SO WE CAN START TALKING TO DHCD
AND THE COUNCIL AND COMMUNITY
ABOUT WHERE WE ARE IN THAT
TIMEFRAME.

>> OKAY, FOR EXAMPLE WITH THE
SOUTH END WHEN YOU START THE
COMMUNITY PROCESS AND HAVE THE
MEETING IN JANUARY OF 2020 YOU
WILL SEEK THEIR FEEDBACK ON
EXTENDING.

WE ARE NOT EXTENDING BUT IF
EXTENDING HOW MANY YEARS OR IS
THAT LENGTH OF TIME SOMETHING
YOU WILL DECIDE ON OUR OWN
AFTERWARDS?

>> WE WILL CERTAINLY TALK TO THE
COMMUNITY ABOUT WHAT THE
TIMEFRAME LOOKS LIKE
PARTICULARLY BECAUSE WE WILL SEE
WHAT PARCELS NEED TO BE PUT-OUT
FOR DISPOSITION.

>> OKAY, GREAT, SO IT SOUNDS
LIKE WE'LL HAVE MORE DETAIL ON
THIS PIECE OF IT ALL AUGUST.
I'LL SAVE THE REST OF THOSE
QUESTIONS.

THAT'S SO HELPFUL AND THANK YOU.
CHRIS IS ALWAYS OFFERING IT TO

ME AND I TOTALLY TRUST HOW DILIGENT IT WILL BE.

>> PHRASE TWO WILL BE DONE HOWEVER YOU WANT TO DO IT.

>> MY LAST BATCH OF QUESTIONS ARE ON THE LTA INVENTORY.

YOU SPOKE ABOUT HOW IT'S AVAILABLE NOW AND PUT THE REQUEST IN SOME SORT OF INFORMATION MADE AVAILABLE. HAVE YOU GOTTEN INQUIRIES SO FAR?

>> YEAH, WE HAVE GOTTEN A NUMBER OF INQUIRIES.

MOSTLY PHONE CALLS.

WHAT TYPE OF INFORMATION DO YOU GIVE THEM?

WHEN THEY ASK FOR INFORMATION ABOUT A PARCEL YOU PROVIDE THE LDA LANGUAGE AND ANYTHING ELSE.

>> I DO AN EXPLANATION.

SOMETIMES IT'S OLDER PEOPLE IN PANIC MODE ABOUT WHAT IS THIS AND DOES THIS MEAN I CAN'T BUILD AN ADDITION.

I SORT OF BREAKDOWN THE COMMUNITY PROCESS.

I HAVE TO GO OUT AND HOST A MEETING.

YOU HAVE TO TALK TO YOUR NEIGHBORS AND MAKE SURE IT'S. INSTEAD OF THE ZONING BOARD THE BPDA BOARD.

I CALM THEM DOWN.

THERE IS A WAY TO AMEND THE LDA IT'S 23409 WRITTEN IN STONE.

WE ARE FLEXIBLE.

YOU JUST HAVE TO MAKE SURE YOUR NEIGHBORS ARE ONBOARD.

THAT'S THE MAIN QUESTION AND WE GET A TON OF COMPLETION QUESTIONS AND CERTIFICATE OF COMPLETION THAT WAS NEVER SIGNED.

I HAVE TO GO OUT AND TAKE A PICTURE TO MAKE SURE WHAT IS SUPPOSE TO BE THERE IS THERE.

THAN I TAKE IT TO THE BOARD AND ISSUE THEM THE CERTIFICATE.

>> GOT IT, OKAY.

I KNOW, AGAIN, WE HAD ANOTHER RECURRING THEME IS ABOUT WHETHER THERE SHOULD BE DIRECT ACCESS OR MODERATED SUPERVISED ACCESS

THROUGH A STAFF PERSON IN THE AGENCY.

IT FEELS LIKE YOU ARE IN A RHYTHM WERE YOU GET A STANDARD SPILL ABOUT HERE IS THE LDA AND HOW TO UNDERSTAND PIECES OF IT. I FEEL WE SHOULD THRIVE FOR AS MUCH TRANSPARENCY AND THAT EXTRA LANGUAGE COULD BE PUT SOMEWHERE THAT PEOPLE COULD SEE THE LANGUAGE AND ALSO READ THE ADDITIONAL INFORMATION. IT JUST I KNOW THERE ARE PEOPLE THAT WILL EVEN THE BARRIER OF CLICKING THE LINK AND WAITING TO TALK TO SOMEONE IS RESTRICTING ACCESS TO SOMEONE.

>> WE CERTAINLY HAVE BEEN MAKING PROGRESS ON THAT FRONT.

THE LDA IS CRITICALLY IMPORTANT. THEY ENFORCED THE AGREEMENTS WHEN THE LAND WAS DISPOSED OF. WE OFTEN FUNNEL THOSE QUESTIONS TO CHRIS.

THE PROGRESS WE'LL MAKE IS IN THE ZONING AREA.

THIS IS SEARCH BY PROPERTY AND THE HIGHEST TRAFFIC PORTIONS WILL PUT THE URBAN RENEWAL RESTRICTIONS SO YOU CAN CLICK ON IT AND SEE THE RESTRICTIONS AND WHAT YOU ARE THINKING ABOUT. YOU CAN ALSO GET INFORMATION AROUND HOW TO ACCESS A VERSION OF THE LDA.

>> WHY NOT LET THEM ACCESS THE LDA RIGHT THERE?

WHAT WOE FOUND WITH WORKING WITH OUR I.T. PEOPLE IT'S TOO --

>> I HATE HAVING THE SAME CONVERSATION.

I SPOKE TO NUMEROUS PEOPLE THAT SAY IT'S TOTALLY POSSIBLE TO COME UP WITH A TEXT SOLUTION TO LINK TO DOCUMENTS.

>> WE ARE TALKING ABOUT LINKING THOUSANDS OF DOCUMENTS AND WE DON'T HAVE THE MANPOWER.

WE FEEL LIKE IT WOULD BE WASTEFUL SINCE WHAT WE ARE FINDING PEOPLE AREN'T LOOKING FOR IT ON OUR SITE.

THEY ARE LOOKING FOR AN UNDERSTANDING IT.

WE USE OUR RESOURCES TO BE ABLE TO GET THE INFORMATION OUT AS SOON AS POSSIBLE TO HELP THEM UNDERSTAND IT.

IT WOULD REQUIRE -- IT'S JUST WHAT WE ARE FINDING A WASTE OF OUR RESOURCES WHEN WE HAVE LIMITED RESOURCES TO PRIORITIZE WITH.

>> I WILL PERSONALLY LEAVE IT AT A POINT WHERE I DISAGREE WITH THE RESTRICTION AND I BELIEVE IT'S NOT THAT BIG OF A TECH ISSUE.

WHEN WE TALK ABOUT IT I HEAR TWO PIECES.

THERE IS THE LOGISTICS OR WORRY OR DEMOXYPAM MAKE SURE PEOPLE ARE GETTING THE RIGHT INTERPRETATION OF THE LANGUAGE AND NOT GUILTY SEEING IT THEMSELVES WITHOUT GUIDANCE. PEOPLE SHOULD READ IT ON THEIR OWN.

>> WE PROVIDE A LINK TO THE REGISTRY BECAUSE THAT IS THE PLACE WHERE THE DOCUMENTS, HOW WOULD YOU DESCRIBE IT. IT'S THE PLACE TO FIND THE DOCUMENT.

IT'S NOT WHAT TITLE COMPANIES RELY ON.

WE PROVIDE THAT LINK SO PEOPLE KNOW IF I HAVE OR IF THERE IS A URBAN RENEWAL RESTRICTION HERE THEY COULD CLICK ON THE REGISTRY TO GET THAT DOCUMENT.

IT'S JUST WE DON'T ON OUR WEBSITE RIGHT NOW WE DON'T HAVE THE CAPABILITY TO HAVE THEM CLICK AND OPEN THE DOCUMENT THERE BECAUSE WE HAVE NOT LINKED THE DOCUMENTS.

>> I'M NEW TO THE CONVERSATION. I THINK WE ARE HOPEFUL BY PUTTING IT IN THE ZONING BUREAU AND MAKING IT TRANSPARENT AND UNDERSTAND WHAT PROPERTIES HAVE THESE RESTRICTIONS AND PROVIDE CLEAR INSTRUCTIONS ON GETTING THE DOCUMENT THEY WILL BE ABLE TO ACCOMPLISH 80% OF THE VALUE. WE UNDERSTAND THE DESIRE AND NEED TO ALLOW PUBLIC ACCESS TO

RESTRICTIONS AND PROVIDE
INTERPRETIVE SERVICES.

>> OKAY, GREAT.

MY FINAL QUESTION IS GIVEN THAT
IT'S COMPLICATED AND THERE ARE
MANY DIFFERENT PAR TELL BY
PARCEL CONSIDERATIONS"
YOU WOULD BE GOING THROUGH IN
THIS COMMUNITY PROCESS,
ET CETERA, ARE YOU PLANNING TO
CREATE SORT OF A SUMMARY BY EACH
URBAN RENEWAL AREA OF WHAT THE
MAJOR -- HERE'S ALL THE PARCELS
IN THIS AREA THAT HAVE
OPEN-SPACE RESTRICTIONS, HERE'S
THE ONE WITH AFFORDABLE HOUSING
COVENANTS ATTACHED TO THEM SO
PEOPLE CAN SEE AS A ONE-PAGER.

>> WE HAVE A LOT OF THE DATA
ALREADY.

THAT IS UP TO THE COMMUNITY
ENGAGEMENT PROCESS.

PEOPLE WRITE IN, FORMULATE,
CONSOLIDATE THAT INFORMATION
INDIVIDUALLY --

>> EVEN BEFORE THE FEEDBACK,
COULD WE GET A SUMMARY AREA BY
AREA OF ESSENTIALLY THE PARCELS
BY GROUPS OF EXTRA URBAN RENEWAL
CONSIDERATION ADDED ON THERE?
WHETHER IT'S THE OPEN SPACE OR
AFFORDABLE HOUSING COVENANT OR
ANY OTHER TYPES OF --

>> WE HAVE A LOT OF THAT.
WE DO.

>> OKAY.

IT WAS GENERALLY PROVIDED IN
SOME OF THE UPDATE THAT JANET
CARLSON HAD PRESENTED.

WE CAN PULL THAT.

>> THAT WOULD BE MY ASK FOR NEXT
TIME.

WHEN WE DO THE NEXT CHECK-IN.
TO BE REVIEWING THE UPDATES OF
THE INITIAL PROPOSAL THAT YOU'RE
GIVING US AND THEN KIND OF
SUMMARIES OF HOW THE DIFFERENT
PARCELS FIT WITHIN -- ONE-PAGERS
OF JANET'S WORK BY URBAN RENEWAL
RESTRICTIONS BY URBAN RENEWAL
AREA.

OKAY.

DO YOU HAVE ANY OTHER QUESTIONS,
COUNCILLOR FLYNN?

>> NO.
ONE QUESTION.
IN RELATION TO THE DOWNTOWN
WATERFRONT, PAGE 2, CAN YOU GIVE
ME SOME BACKGROUND INFORMATION
ON THAT?
>> THE AGENDA FOR THE MEETING
OR --
>> WHAT DO YOU HOPE TO
ACCOMPLISH?
>> JUST LIKE TO GET FEEDBACK ON,
YOU KNOW, HOW PEOPLE FEEL,
NUMBER 1, ABOUT URBAN RENEWAL.
I'D LIKE PEOPLE TO WALK AWAY
LOOKING AT WHAT URBAN RENEWAL
HAS DONE IN TERMS OF
IMPROVEMENTS, IN TERMS OF
COMMERCE AND MAKING THE CITY
WHAT IT IS TODAY.
IN TERMS OF AREAS THAT WE OWN,
JUST CONTINUED FEEDBACK ON WHAT
THEY THINK SHOULD GO ON SOME OF
THOSE LANDS.
THE FINAL SAY BEING LIKE SHOULD
WE EXTEND OR TERMINATE.
>> CERTAINLY AS WE GET INTO
THESE PRESENTATIONS, WE'LL
PROVIDE DETAILED STATS ON WHAT
IS IN EACH URBAN RENEWAL AREA
AND THAT PARTICULAR ONE, THERE'S
19 PARCELS WITHIN THE DOWNTOWN
WATERFRONT URBAN RENEWAL AREA.
WE'LL TALK ABOUT WHAT ONE OF
THOSE 19 IS BEING USED FOR, WHAT
THE FUTURE USE MIGHT BE.
MANY OF THEM ARE IN THEIR END
USE AND LEASED OUT WITH
LONG-TERM GROUND LEASES.
>> HAVE YOU HAD ANY INTERACTION
WITH THE GREEN WAY AS PART OF
THE DOWNTOWN WATERFRONT
PLANNING?
>> I THINK IT'S A GREAT QUESTION
FOR OUR PLANNING DEPARTMENT TO
ANSWER.
PROBABLY EXTENDS WELL BEYOND THE
URBAN RENEWAL -- PERSONALLY I
HAVE NOT.
THERE'S A LOT OF INTERACTION
BETWEEN THE GREEN WAY
ASSOCIATION AND THE BPA ON A
REGULAR BASIS.
NOT NECESSARILY WITH THIS
PARTICULAR TEAM.

>> THE REASON I ASK, MAYBE THE WRONG GROUP TO ASK, BUT I DO ASK ABOUT IT FREQUENTLY. I REPRESENT MOST OF THE GREENWAY AND THE GREENWAY TOWARDS THE NEW ENGLAND AQUARIUM IS BEAUTIFUL. AS YOU WALK FURTHER DOWN TOWARDS CHINATOWN, AND WHEN YOU GET TO CHINATOWN, THE GREENWAY IS STRUGGLING IN THAT AREA. I'M EXPRESSED THAT TO THE GREENWAY FOLKS. WE CAN'T HAVE A GREENWAY BEAUTIFUL IN ONE AREA AND NOT BEAUTIFUL IN ANOTHER AREA. IT'S ABOUT CONSISTENCY AND IT'S ABOUT RESPECT FOR THE COMMUNITIES OF THE DOWNTOWN AREA. BUT ALSO IT'S ABOUT RESPECT FOR THE COMMUNITY OF THE CHINATOWN AREA AS WELL. I'M JUST USING THAT AS AN EXAMPLE THAT RELATES TO URBAN RENEWAL, THAT WE WANT TO BE CONSISTENT. WE WANT TO BE SURE THAT EVERY NEIGHBORHOOD BENEFITS AND EVERY NEIGHBORHOOD FEELS LIKE THEY'RE HEARD AND RESPECTED IN THIS PROCESS. SO GOING FORWARD, I CONTINUE TO ADVOCATE THAT WE NEED TO DO A BETTER JOB OF LISTENING AND HELPING COMMUNITIES THAT HAVE HAD -- THEY MAY NOT HAVE THE POLITICAL INFLUENCE, BUT THEY DESERVE TO HAVE THEIR VOICE HEARD JUST AS WELL. I USE THAT AS THE CASE WITH THE GREENWAY. I'M NOT HAPPY WITH IT. THE GREENWAY IN THE CHINATOWN AREA IS NOT SOMETHING THAT IS ACCEPTABLE TO ME.

>> I THINK I SPEAK FOR ALL OF MY TEAM MEMBERS AT THE BPA WHEN WE SAY WE COMPLETELY SHARE THOSE VALUES. THAT IS 100% -- YOU'VE HEARD FROM CHRIS ABOUT HOW WE APPROACH THE COMMUNITY ENGAGEMENT AND MAKING SURE WE'RE EQUITABLE,

EXCLUSIVE AND FAIR IN THE WAY WE BRING PEOPLE INTO THE CONVERSATIONS AND WHAT WE'RE PRIORITIZING.

WE'RE DOING JUST AS GOOD A JOB IN EVERY NEIGHBORHOOD, JUST AS GOOD IN ROXBURY AS DOWNTOWN. IT'S CRITICALLY IMPORTANT FOR US.

FOR THE GREENWAY, WE'LL TAKE IT BACK TO OUR COLLEAGUES AND LIKELY SOMETHING THAT THEY'RE THINKING ABOUT.

>> I'M FROM CHARLESTOWN.

WE ALWAYS FEEL OVERLOOKED. I'LL TAKE THAT FORWARD, THAT FEELING AND MAKE SURE EVERY COMMUNITY IS EQUAL.

>> YEAH.

THAT'S IMPORTANT TO ME IN NOT OVERLOOKING ANYONE IS CRITICAL. I MEAN THAT IN ACTION, WHEN WE HAVE -- WHEN YOU HAVE A MEETING IN CHINATOWN, I WANT TO SEE THE RIGHT INTERPRETERS THERE THAT COMMUNICATE TO THE RESIDENTS IN CANTONESE AND MANDARIN IN LOCATIONS IN THE SOUTH END.

>> 100%.

I'LL MEET WITH YOUR TEAM BEFORE ANY PUBLIC MEETING TO MAKE SURE EVERYTHING IS ON BOARD AND YOU'RE SATISFIED.

>> AND THIS CONVERSATION LENDS -- BEFORE WE GO TO A COMMUNITY MEETING, WHERE THERE'S NEARBY CANTONESE POPULATIONS THAT WE PROVIDE TRANSLATION SERVICES.

IT'S A VERY IMPORTANT PART OF THE WAY WE DO BUSINESS.

>> AND AN WE HAVE TO MAKE SURE LIKE THE SIDEWALKS A ACCESSIBLE. I'LL WORK WITH YOU AND ANYONE ELSE I CAN.

>> I APPRECIATE THOSE COMMENTS. THE SAME THING ON THE SOUTH END. I HAVE A LARGE SPANISH SPEAKING POPULATION IN THERE AS WELL. IN SOUTH BOSTON, WE HAVE THE SOMALIAN COMMUNITY, MAKING SURE THAT WE'RE ABLE TO COMMUNICATE TO RESIDENTS IN A LANGUAGE THAT THEY SPEAK IS CRITICAL.

AS YOU SAID, MAKING SURE OUR ELDERLY AND PERSONS WITH DISABILITIES ALSO HAVE EQUAL ACCESS TO THESE HEARINGS AS WELL.

THEIR VOICE WILL CERTAINLY NEED TO BE HEARD JUST AS MUCH AS, YOU KNOW, THE BANKER FROM STATE STREET, HIS VOICE WILL BE HEARD.

THAT'S ALL I HAVE.

THANK YOU.

>> THANK YOU.

>> THANK YOU FOR YOUR TIME.

>> THANK YOU, COUNCILLOR FLYNN.

THANKS FOR YOUR TESTIMONY AND YOUR WORK ON THIS.

WE APPRECIATE YOUR TIME.

FEEL FREE TO STAY.

RIGHT NOW WE HAVE AGAIN FOUR PEOPLE SIGNED UP IN THE FIRST BUNCH.

THAT'S IT SO FAR.

I'LL CALL MEMBERS OF THE PUBLIC.

FEEL FREE TO LINE UP AT EITHER MICROPHONE.

DAVE, VICTOR, FLOYD AND ELLIOTT.

>> THANK YOU, COUNCILLOR WU.

I'VE DAVE GOGGINS.

I APPRECIATE YOU HOLDING THIS MEETING TODAY TO UPDATE US ON THE PROGRESS THAT THE BPA HAS MADE WITH RESPECT TO THE URBAN RENEWAL PROGRAM.

A COUPLE QUICK POINTS.

FIRST, I HOPE THAT THAT THE COUNCIL WILL CONTINUE TO DEMONSTRATE THEIR INTEREST IN MAINTAINING ACCOUNTABILITY IN TERMS OF STICKING WITH THE ORIGINAL TIMELINE FOR SUNSETTING PROVISIONS WITH RESPECT TO URBAN DEVELOPMENT, PARTICULARLY THE DOWNTOWN NEIGHBORHOODS WHERE WE PROBABLY HAD TOO MUCH URBAN RENEWAL GOING ON AS OF LATE.

SECOND, I HOPE THAT AS DEMONSTRATED TODAY BY BOTH OF YOUR COMMENTS WITH RESPECT TO EXPLANATIONS FOR TRANSPARENCY, THAT YOU'LL CONTINUE TO HOLD THE BPA'S FEET TO THE FIRE AND NOT ACCEPT ANSWERS THAT SOMETHING IS TOO ONEROUS OR TOO COMPLEX FOR EITHER THE PUBLIC TO UNDERSTAND

OR APPRECIATE.

TRANSPARENCY IS VERY IMPORTANT IN THIS, PARTICULARLY WHEN IT COMES TO THE BPA'S STATED COMMITMENT TO COMMUNITY PROCESS AND INPUT.

UNFORTUNATELY, THE BRA AND THE BPA HAVE EARNED A REPUTATION FOR NOT REACHING OUT FOR COMMUNITY INPUT BEFORE MOVING AHEAD WITH LARGE DEVELOPMENT PLANS OR HAVE HELD COMMUNITY MEETINGS WHERE IT'S BEEN BASICALLY LIP SERVICE AND WHATEVER FEEDBACK THEY HAVE GOTTEN FROM THE COMMUNITY IN THE PAST HASN'T BEEN INCORPORATED INTO THEIR PLANS GOING FORWARD.

LASTLY, MY CONCERN FROM WHAT I'VE HEARD TODAY EVOLVES AROUND THE FACT OF THE PLANS FOR ACTUALLY GOING OUT AND GETTING -- INCORPORATING A COMMUNITY PROCESS INTO THIS.

I'M NOT REALLY SURE THAT I UNDERSTAND THE REASONING BEHIND THE DIFFERENT PHASES THE BPDA IS PROPOSING.

IT WOULD SERVE THE COMMUNITY BETTER WHEN THEY COME OUT TO VISIT WITH DIFFERENT URBAN RENEWAL ZONES THAT THEY INCORPORATE ALL OF THE LDAs THAT ARE WITHIN THAT ZONE NOR CONSIDERATION AND DISCUSSION AND NOT FOCUS IN ON A FEW OR THE LARGEST OR THE MORE COMPLEX ONES.

SO THAT THE COMMUNITY CAN BETTER UNDERSTAND WHETHER OR NOT URBAN RENEWAL IS NECESSARY FOR BENEFICIAL TO THE NEIGHBORHOODS.

THANKS VERY MUCH.

>> THANK YOU.

I THINK I MADE A MISTAKE.

I SHOULD HAVE ASKED TO HAVE PUBLIC TESTIMONY PRIOR TO THE BRA TESTIMONY BECAUSE MY QUESTIONS ARE ADDRESSED TO THEM, NOT TO YOU.

THE FIRST ONE IS NOT A PARTICULARLY SIGNIFICANT ONE. IT'S INTERESTING TO ME.

THAT IS THE NUMBERS OF ALL OF THE BRA'S LAND HOLDINGS.

THIS COMES TO ME FROM THE REPORT OF THE COMMITTEE CHAIR TO THE COUNCIL, BILL LINEHAN, WHERE HE QUOTES BRIAN GOLDEN AS SAYING THAT HE WILL PROVIDE THAT INFORMATION.

DOES THAT MEAN THE PARCEL NUMBERS OF THE HOLDINGS OF THE BRA OR HOW MANY?

I'D BE CURIOUS TO KNOW DOES THE BRA HAVE 1,000 PARCELS THAT IT OWNS OR 5,000 PARCELS THAT IT OWNS.

MY NEXT QUESTION RELATES TO THE DISPOSITION OF BRA-OWNED LAND. THIS MAY BE THE ELEPHANT IN THE ROOM.

DOES THAT INCLUDE INCOME-PRODUCING BRA PROPERTIES? SPECIFICALLY THIS HAS TO DO WITH THE NORTH END.

I SHOULD HAVE INTRODUCED MYSELF. THIS RELATES TO THE NORTH END AND AN ISSUE THAT CAME UP A WEEK AG AT A NORTH END MEETING WHERE THE CITY AND THE BRA HAVE PROPOSED SEVERAL MONTHS AGO A NEW COMMUNITY FACILITY FOR THE NORTH END.

THEY HAD SEEMINGLY DETERMINED WHERE TO PUT IT ON THE WATERFRONT.

AFTER MEETING SEVERAL MONTHS AGO, THE COMMUNITY SAID HOW ABOUT CONSIDERING OTHER AREAS? ONE WOULD BE THE FULTON STREET PARKING LOT OWNED BY THE BRA AND THE OTHER WOULD BE SERGEANT'S WORTH OWNED BY THE BRA.

THE CONSULTANTS CAME BACK AND THOSE TWO ACTUALLY -- EVERY ALTERNATIVE LOCATION WAS REJECTED BY THE CONSULTANTS.

THEY TOLD US THE ORIGINAL LOCATION, THEY WERE STICKING TO. IT SEEMED OBVIOUS AND I ASK THIS QUESTION AND I'M RELATING THIS BASED ON THE RESPONSE I GOT.

THE REASON WHY THOSE TWO PARCELS WERE REJECTED BY THE CONSULTANT IS BECAUSE THEY ARE INCOME-PRODUCING PARCELS FOR THE BRA.

FOR THE PARKING LOT AND

SERGEANT'S WHARF.

SO WHEN WE'RE TALKING ABOUT
DISPOSITION OF BRA LAND, I'M
INCLUDING THAT.

THE BRA INCOME-PRODUCING LAND
DISPOSED OF, THE BRA GOES OUT OF
BUSINESS.

IS THAT SOMETHING THAT WE CAN
ANTICIPATE FOR THE FUTURE?

FINAL QUESTION ACTUALLY ISN'T A
QUESTION.

IT'S A COMMENT.

I HAVE BEEN AROUND LONG ENOUGH
TO RECALL THAT WHEN EDWARD WAS
BROUGHT IN AS THE DEVELOPMENT
ADMINISTRATOR FROM CONNECTICUT
TO BOSTON BY MAYOR COLLINS, HE
INSISTED THE PLANNING BE ADDED
TO THE POWERS OF THE BRA.

BY SPECIAL LEGISLATION IN 1963,
IT WAS TAKEN FROM THE COUNCIL.

I WOULD LIKE TO GET INTO THE
PUBLIC CONVERSATION, WHY
SHOULDN'T THE PLANNING FUNCTION
OF OF THE CITY BE RETURNED TO
THE COUNCIL.

WE'VE SEEN WITH THE NEW FACES ON
THE COUNCIL THE DIRECT
CONNECTION THE COUNCIL HAS WITH
THEIR CONSTITUENTS.

IT'S BEEN MARVELOUS FOR ME TO
SEE.

I THANK YOU AND ALL OF THE OTHER
COUNCILLORS.

I'D LIKE TO SEE PLANNING GO
BACK.

THE PLANNERS WOULD BE IN DIRECT
CONTACT WITH THOSE FOR WHOM THEY
ARE PLANNING.

THAT CONCLUDES MY COMMENTS AND
QUESTIONS.

>> THANK YOU.

>> GOOD MORNING.

I'M THE CHAIR OF ADCO, THE
ALLIANCE OF DOWNTOWN CIVIC
ORGANIZATIONS.

WE HAVE THE NINE LARGEST
RESIDENTS FROM FENWAY TO THE
NORTH END AND SOUTH END.

I WANT TO ADDRESS WHAT I THINK
IS AN ELEPHANT IN THE ROOM AFTER
2 1/2 HOURS WHERE IT'S NOT
REALLY BEEN TALKED ABOUT.

THE URBAN RENEWAL ZONES ARE

EDIFICES OF THE LATE 50s AND EARLY 60s AND WEREN'T INTENDED TO LAST THIS LONG.

THAT'S WHY THERE'S SO MANY TEN-YEAR RENEWALS.

THE LAST MEETING WE HAD ON THE LAST TEN-YEAR RENEWAL WHICH BECAME A SIX-YEAR RENEWAL BECAUSE IT'S THE FIRST TIME THERE'S BEEN SERIOUS PUSH BACK ON THE RENEWAL AND THE FIRST TIME A LOT OF FOLKS IN THE COMMUNITY HAVE SAID JUST A SECOND, WE DON'T NEED THESE EDIFICES FROM THE 50s ANY MORE THAN WE NEED CADILLACS WITH HUGE TAIL FINS ON THEM.

SO I WANT TO REMIND EVERYONE THAT THAT IS THE FACT, AND I FEEL AS IF A LOT OF THE PROCESS WE HEARD ABOUT IS INTENDED TO MEMORIALIZE THE EXISTING URBAN RENEWAL ZONES RATHER THAN GET RID OF THEM.

I'LL POINT OUT A COUPLE OF FACTS.

I WANT TO REFER FOLKS TO GO TO ADCO.BOSTON.

WE HAVE A PRESENTATION UP, THE SAME ONE THAT WE SHARED WITH THE CITY COUNCIL THREE YEARS AGO WHEN WE MADE THE ARGUMENT THAT WE THOUGHT WE SHOULD THINK ABOUT SUNSETTING THESE BEASTS.

SOME FACTS ABOUT BOSTON.

OVER 2/3s OF THE BRA CONSTRUCTION PROJECTS INCLUDING THOSE IN ALSTON, BRIGHTON OFF OF THE PIKE, INCLUDING SEAPORT, INCLUDING THE EAST BOSTON CONSTRUCTION, THERE ARE NO URBAN RENEWAL ZONES.

WE DON'T NEED URBAN RENEWAL ZONES TO DO CONSTRUCTION. THAT'S JUST SIMPLY NOT TRUE.

SECONDLY, THERE'S PLENTY OF AFFORDABLE HOUSING AND PLENTY OF RESTRICTIONS AND COVENANTS IN PLACES OUTSIDE OF THE URBAN RENEWAL ZONES.

THE FACT THAT IT TOOK CLOSE TO THREE YEARS TO DO AN INVENTORY OF LDAs WAS A BIT DISAPPOINTING. THAT INVENTORY SHOULD HAVE BEEN

UNDERSTOOD TO HAVE BEEN A PRESURE TO TRANSFER THE LDAs TO OTHER ENTITIES.

THE THIRD THING IS, VICTOR MENTIONED REVENUE-GENERATING PROPERTIES.

I'LL POINT OUT THAT, YOU KNOW, THE SERGEANT'S WHARF PARKING LOT IS THE SECOND LARGEST REVENUE GENERATOR IN THE NONGRAND CATEGORY ACCORDING TO THE MacKENZIE REPORT THAT WAS COMMISSIONED BY THE MAYOR AFTER HE CAME TO OFFICE THAT ANALYZED THE BRA.

THE LARGEST PARKING LOT, THE LARGEST REVENUE GENERATOR IS DOWN AT THE CRUISE TERMINAL. THAT IS NOT IN AN URBAN RENEWAL ZONE.

YET IT'S A BRA-OWNED PROPERTY. THE BRA OWNS PLENTY OF PROPERTY NOT IN THESE ZONES.

I KEEP HEARING THE CONFLATION OF KEEP THE URBAN RENEWAL ZONES ALONG WITH DEVELOPMENT OF BIG PROJECTS AND WE'LL NOT HAVE ANYMORE BIG SKYSCRAPERS UNLESS WE HAVE THESE THINGS AND CONFLATION OF THAT WITH AFFORDABLE HOUSING.

I JUST -- I WANT TO SAY STOP. THESE ARE ARTIFACTS OF A BYGONE TIME.

THEY HURT US.

THEY HURT US.

I CAN TELL YOU THAT OUR ASSOCIATIONS WANT SUNSETTING. AS QUICKLY AS POSSIBLE OF ALL THE ZONES IN OUR AREA, INCLUDING WEST END, GOVERNMENT CENTER, DOWNTOWN WATERFRONT, SOUTH STATION AND ALL OTHER CENTRAL BUSINESS DISTRICTS INCLUDING TINY PARCELS LIKE ESSEX. PARK PLAZA, SOUTH END AND FENWAY.

WE WANT THEM GONE.

WE SEE THAT THERE'S NO NEED FOR THESE AND SURE, THERE'S SOME LDAs THAT NEED TO BE TRANSFERRED.

THAT'S WHY WE HAVE SUCH A POWERFUL STAFF AT THE BPD AND

BRA TO DO STUFF LIKE THAT.
I WANT TO CONCLUDE BY SAYING,
I'M NOT SAYING THAT, YOU KNOW,
TO VICTOR'S POINT ABOUT IF YOU
GET RID OF THE REVENUE
GENERATORS, MAYBE THE BRA WOULD
NO LONGER BE FUNDED.
I DON'T WANT TO GET RID OF THE
BRA.
I WANT THE BRA TO LOOK FORWARD
RATHER THAN BACKWARDS.
THERE HAS BEEN PLENTY OF STUFF
THAT THE BRA HAS DONE LOOKING
FORWARD.
THIS BACKWARD LOOK AT THE URBAN
RENEWAL ZONES KEEPS US FROM
DOING COOL PLANNING THINGS AND
COOL DEVELOPMENT THINGS THAT A
LOT OF OTHER CITIES ARE DOING.
I'LL POINT OUT IN HONG KONG,
THEIR BRA EQUIVALENT WORKS HAND
AND HAND WITH THE TRANSPORTATION
GROUP THAT DOES THE SUBWAY.
THAT SUBWAY IS NOT USING MONEY
BUT MAKING MONEY BECAUSE THEY DO
LINKAGE BETWEEN TRANSPORTATION
PLANNING AND REAL ESTATE
DEVELOPMENT.
THEY MAKE SURE THAT SUBWAYS AND
OTHER BADLY-NEEDED
INFRASTRUCTURE THAT WE NEED
BADLY IS PAID FOR THROUGH THAT
LINKAGE.
WE THINK THAT KIND OF THE
FORWARD THINKING IS SOMETHING
THAT THE BRA SHOULD BE TASKED TO
DOING.
UNFORTUNATELY WE'RE STUCK IN
THIS MODE LOOKING BACKWARD,
TRYING TO MEMORIALIZE THESE
BEASTS, THESE ELEPHANTS.
ENOUGH.
LET'S STOP THAT AND START MOVING
FORWARD AND DOING POSITIVE STUFF
FOR THE CITY RATHER THAN
INVENTORYING TO DEATH THE STUFF
THAT IS FROM 50 YEARS AGO.
THANK YOU.
>> THANK YOU.
>> MADAM CHAIR, COUNCILLOR, I'M

ELLIOTT.
I'M SPEAKING HERE AS AN
INDIVIDUAL THAT IS INVOLVED IN

COMMUNITY REVIEW AND MAJOR PROJECTS FOR A VERY LONG TIME. THE THING THAT STRIKES ME IS THAT FOR ALL OF THAT VERY LONG TIME THAT STARTED BEFORE MY DAUGHTER, WHO IS NOW A PROFESSOR WHO HAS BEEN OUT OF HER PH.D. PROGRAM FOR ALMOST TEN YEARS WAS BORN, WE WERE TALKING ABOUT HOW OBSOLETE URBAN RENEWAL SEEMED TO BE IN THE CITY OF BOSTON.

IT WAS OBSOLETE 40 YEARS OH, MY GOSH, IT'S OBSOLETER TODAY. FORD WAS A VERY, VERY HARD ACT TO FOLLOW.

RAISE THE ISSUE THAT WE CAN AND HAVE SUCCESSFULLY BUILT MAJOR PROJECTS THAT AREN'T IN URBAN RENEWAL ZONES AND THE PROJECTS THAT I'VE BEEN INVOLVED WITH, ALMOST ALL HAVE BEEN OUTSIDE OF URBAN RENEWAL ZONES, HAVE HAD WHEN CONSTRUCTED PROPERLY A REALLY GOOD COMMUNITY PROCESS, HAVE LED TO VERY SUCCESSFUL DEVELOPMENTS AND WE EXPECT TO LEAD TO MORE SUCCESSFUL DEVELOPMENTS.

THIS IS A TOOL IS MISUSED AND MOST THINGS THAT ARE MISUSED AT THEIR BIRTH DON'T GET BETTER AS THEY GET OLDER.

THEY LEAVE A LOT OF DEBRIS BEHIND THEM.

WE HAVE TO CLEAN UP THE DEBRIS, MAKE URBAN RENEWAL GO AWAY AND NEED TO HAVE THE CITY'S PLANNING AUTHORITY, AGENCY, WHATEVER WE WANT TO CALL IT, TO REAL FORWARD PLANNING AND WE NEED TO CONTINUE TO BUILD OUT WHAT IS THE BEST CITY TO LIVE IN IN THE UNITED STATES AND MAKE IT THE CITY TO LIVE IN IN THE WORLD.

WE WON'T DO THAT IF WE CONTINUE LOOKING BACK AT URBAN RENEWAL.

>> THANK YOU.

THE LAST ONE TO SIGN UP IS RICHARD.

>> THANK YOU FOR THE OPPORTUNITY TO TESTIFY OR ASK QUESTIONS.

FOR THE RECORD, I'M RICHARD FROM THE FENWAY COMMUNITY DEVELOPMENT CORPORATION.

I HAD ONE SPECIFIC QUESTION FOR OUR PRESENTERS.
IT WAS UNCLEAR TO ME IF IN THOSE COMMUNITY MEETINGS THEY'RE TALKING ABOUT PUTTING ABSOLUTELY ALL OF THE URBAN RENEWAL AREA UP FOR THE DISCUSSION AND THEY'RE ASKING THE COMMUNITY TO COMMENT ON EVERYTHING OR SIMPLY ON THE LOTS THE BRA DOESN'T THINK ARE BUILDABLE AND WORTH WHILE. IN EITHER CASE, WILL THERE BE A SORT OF FEASIBILITY SESSION TO PART OF THE PLANNING. IF YOU'RE ASKING PEOPLE TO HELP YOU PLAN AND THEY COME UP WITH SUGGESTIONS, THEN YOU HAVE TO GIVE THEM THE TOOLS TO MAKE AN ANALYSIS AS TO WHETHER OR NOT THAT'S A GOOD SUGGESTION OR COME UP WITH SOMETHING ELSE. IF THEY PLAN AND ASK FOR A HIGH RISE ON A PARCEL, YOU MIGHT WANT TO HELP THEM WITH FINANCIAL PLANNERS OR ARCHITECTS TO SAY THIS IS NOT FEASIBLE. SO THE PLANNING NEEDS TO EMPOWER PEOPLE TO GIVE YOU A SOLID OPINION. THE FIRST QUESTION IS EVERYTHING ON THE TABLE? ARE THEY ASKING EVERYONE TO COMMENT ON ALL OF IT OR IS THE BRA HOLDING BACK THE PARCELS THAT THEY HAVE A PARTICULAR PURPOSE FOR AND WANT TO BUILD ON? BUT THE REST OF US, I WOULD LIKE TO ECHO, WHAT FORD SAID. WE NEED REAL COORDINATED PLANNING, NOT WHAT IS GOING ON RIGHT NOW. CASE IN POINT IS KENMORE SQUARE. WE HAVE THE DATA SCIENCE BUILDING BEING PROPOSED. WE HAVE A RELATED PROJECT TO MARK DOWN MOST OF THE CITGO SIGN AND REBUILD. WE HAVE MARKED DEVELOPMENT LOOKING TO PUT A HUGE HOTEL ON THE PARCEL -- THEY OWNED THAT LOCATES THE CITIZENS BANK AT BROOKLINE AND COM AVE. NONE OF THIS IS BEING

COORDINATED WITH TRANSIT IMPROVEMENTS.

THE ONLY THING IS HAPPENING, BEAL WILL MAKE LITTLE IMPROVEMENT TO THE HEAD HOUSE AND THE STAIRS GOING DOWN TO THE GREENLINE STATION.

THERE'S NO QUESTION ABOUT FIGURING OUT CAPACITY FOR THE GREENLINES, THE BUSES, HOW DO THESE FIVE PROJECTS INTERACT WITH MASS TRANSIT.

FORD'S POINT IS SO WELL-TAKEN. I ALSO MISTAKINGLY THOUGHT THE PURPOSE OF THIS PROCESS WAS TO FIGURE OUT HOW TO END THE URBAN RENEWAL PROGRAMS, NOT TO EXTEND THEM.

SO TO HEAR THAT WE COULD COME OUT OF THIS WITH AN EXTENSION OF THIS IS FAIRLY SURPRISING.

WHERE ARE WE GOING WITH URBAN RENEWAL?

IT'S PRETTY OBVIOUS WE DON'T NEED IT.

THERE'S DEVELOPMENT HAPPENING ALL OVER.

FOR THAT MATTER, I WOULD LIKE TO COMMENT THAT IN MANY CASES, THE DEVELOPMENT WE'RE GETTING IS NOT THE DEVELOPMENT WE NEED.

IT'S NOT BEING PLANNED FOR.

IT'S BEING FACILITATED AND ACCOMMODATED.

THE EXAMPLE COULD BE THE TOWERING EXCESS REPORT THAT THE POLICY OF STUDIES PUT OUT SHOWING US HOW MUCH OF THE LUXURY HIGH RISE CONDOS ARE CASH STORAGE VAULTS FOR SPECULATORS THAT WANT TO GET MONEY OUT OF THE COUNTRY FOR EB 5 INVESTORS AND MANY OF THEM ARE EMPTY OR OCCUPIED AT LEAST VERY FEW DAYS OF THE YEAR.

IF THAT'S THE KIND OF DEVELOPMENT WE'RE FACILITATING, WE BETTER TAKE A STEP BACK AND FIGURE OUT AS COUNCILLOR FLYNN WAS SAYING HOW WE DO DEVELOPMENT THAT BENEFITS THE RESIDENTS OF BOSTON AND PARTICULAR THE FOLKS EARNING LESS THAN \$150,000.

WHAT ABOUT THE FOLKS HERE?

THAT'S THE KIND OF PLANNING THAT WE NEED.

IF WE'RE GOING TO PUT OUT URBAN RENEWAL AREAS, LET'S HAVE PLANNING THAT HELPS FACILITATE THAT STUFF.

WE DON'T NEED MORE MILLENNIUM TOWERS.

THANK YOU.

>> ANYONE ELSE FROM THE PUBLIC LIKE TO TESTIFY?

HEARING NONE, COUNCILLOR FLYNN, ANY CLOSING STATEMENTS?

>> NO.

THANK YOU, COUNCILLOR.

>> THANK YOU.

THIS WILL CONCLUDE TODAY'S HEARING ON DOCKET NUMBER 0736, THE BIENNIAL URBAN RENEWAL PROGRESS UPDATE.

NEXT ONE LIKELY AROUND SEPTEMBER OF 2019.

THANK YOU VERY MUCH.

THIS HEARING IS ADJOURNED.