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PROJECT SELECTION RATING REPORT

OPEN SPACE PROGRAM

FOR THE CITY OF BOSTON

City of Boston
Kevin H. White
Mayor

Boston Redevelopment Authority
Robert T. Kenney

Parks and Recreation Department
Joseph E. Curtis

Public Facilities Department
Robert Vey

July 31, 1972

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U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OPEN-SPACE LAND PROGRAM

APPLICATION FOR GRANT TO ACQUIRE AND/OR DEVELOP
LAND FOR OPEN-SPACE PURPOSES

(Title VII, Housing Act of 1961, As Amended)

TO BE COMPLETED BY HUD

OPEN-SPACE LAND PROJECT NUMBER

DATE RECEIVED

INSTRUCTIONS: Prepare original and 4 conformed copies for HUD. Place original and 2 copies in Binder No. 1, copy in Binder No. 2 and 3.

A. IDENTIFICATION OF APPLICANT AND CONTACT PERSON

Legal name of Applicant:

City of Boston

Mailing address

(Include ZIP Code):

City Hall
One City Hall Square
Boston, MA 02201

Person to whom inquiries about application should be directed:

Name: Joseph E. Curtis

Title:

Address (Include ZIP Code):

Parks and Recreation Dept.
City Hall
One City Hall Square
Boston, MA 02201

Telephone No.: 722-4100

Area Code: 617

B. PROPOSED ACTIVITIES (Check appropriate box)

☐ Acquisition only
(Leave Block E blank)

☐ Acquisition and development
(Complete all blocks)

☒ Development only
(Leave Block G blank)

C. SUBMISSION

☒ Initial application

☐ Revision of previously approved application dated _____, 19____, for purpose of:

☐ Change in amount or location of land to be acquired

☐ Change in amount of relocation grant

☐ Other (Specify)

☐ Change in proposed use

☐ Change in proposed development activities

☐ Change in amount of project grant

D. DESCRIPTION OF LAND TO BE ACQUIRED AND/OR DEVELOPED

The land to be acquired and/or developed:

1. (Check appropriate box(es)) Is ☐ Undeveloped ☐ Predominantly undeveloped ☒ Developed (located in built-up portion of urban area)

2. Is situated in the urban area known as the Boston Metropolitan Area

and in the City of Boston, Suffolk County, Massachusetts
City (if applicable), County(ies), and State(s)

3. Is bounded as described in:

☐ If application covers acquisition, the attached legal description(s).

☒ If application covers development only, legal description(s) submitted with application for grant for

Project No. NA, approved _____, 19____.

4. Consists of approximately _____ acres.

5. (Complete if applicable) Consists of 25 noncontiguous parcels.

E. BRIEF DESCRIPTION OF PROPOSED DEVELOPMENT ACTIVITIES

Redevelopment of 25 neighborhood parks and playgrounds, city-wide tree planting program, restoration of certain parks listed in the National Register of Historic Places, and environmental improvements related to the Nation's Bicentennial.

F. PROPOSED USE

(Check appropriate box(es))

- ☒ Park and recreational purposes
☐ Conservation of land and other natural resources
☒ Historic or scenic purposes

G. TYPE OF INTEREST TO BE ACQUIRED

- ☒ Fee simple ☐ Less than fee simple (Specify)

H. ESTIMATE OF TIME PERIOD REQUIRED FOR COMPLETION OF PROJECT ACTIVITIES

Acquisition (after HUD approval of application): NA

Development (after commencement of development activities): 1 year

1. COMPUTATION OF GRANT AMOUNT	TOTAL AMOUNT	COMPLETE ONLY IF REVISION	1. COMPUTATION OF GRANT AMOUNT--Continued	TOTAL AMOUNT	COMPLETE ONLY IF REVISION
		AMOUNT OF CHANGE (+ or -)			AMOUNT OF CHANGE (+ or -)
1. Estimate of total project cost (Sum of Lines 2 through 6)	\$2,915,000	()\$	7. Non-Federal share (Line 7a + 7b)	\$ 1,457,500	()\$
2. Acquisition cost*	--	()	a. Cash	1,457,500	()
3. Demolition cost (net)*	--	()	b. Materials and services	--	()
4. Development cost**	2,900,000	()	8. Project grant applied for 20% 30% 50% ☐ ☐ ☒ of Line 1		()
5. Administrative cost*	--	()	9. 100% relocation grant applied for	NA	()
6. Project inspection fee***	15,000	()			

*Omit if application covers only development of open-space land.

**Omit if application covers only acquisition of land.

***Omit if application covers only undeveloped and/or predominantly undeveloped land.

J. APPLICATION

The Applicant hereby applies to the United States of America for the financial assistance indicated in Block I above, under the provisions of Title VII of the Housing Act of 1961, as amended, to aid in financing the project described in this application.

K. SUPPORTING DOCUMENTATION

The documentation submitted in support of this application shall be considered part of this application.

L. EXECUTION

IN WITNESS WHEREOF, the Applicant has caused this application to be executed on July 31, 1972.

City of Boston

Legal Name of Applicant

By

Signature

Commissioner

Title

GUIDE FORM OF RATING REPORT
FOR PROJECT SELECTION SYSTEM
(FOR USE AFTER PREREQUISITES ARE MET)

PROGRAM Open Space
PROJECT NO. _____
RATED BY _____ DATE _____

I. GENERAL

A. Locality City of Boston State Mass.
B. Type of Project Open Space Program

II. PROGRAM PREREQUISITES 541.4*

All must be answered affirmatively before scoring the submission.

- A. Certified Areawide Planning Jurisdiction
B. Civil Rights
C. Relocation
D. A-95 Coordination
E. National Register of Historic Places

YES	NO	RATED BY	SCORE
<u>X</u>	_____	Pln'g	
<u>X</u>	_____	EO	
<u>X</u>	_____	Rep	
<u>X</u>	_____	Rep	
<u>X</u>	_____	Rep	

III. NUMERICAL RATING

A. Relationship to Program Objectives

(15) 1. Local Effort and Coordination 541.8*

- 4 a. Budget and CIP
3 b. Model Cities
4 c. Local Regulatory Measures
4 d. Low and Moderate Income Housing

YES	NO	RATED BY	SCORE
<u>X</u>	_____	Rep	4
<u>X</u>	_____		3
<u>X</u>	_____		4
<u>X</u>	_____		4

Comments _____

(30) 2. Project's Ability to Meet Open Space Needs 541.10*

- 11 a. Environment
2/ (1) Environmental Improvement or Historic Preservation
2/ (2) Prevent Unsound Development
2/ (3) Remedy Deficiency of Open Space
3/ (4) Alleviate Unmet Recreation Needs
2/ (5) Preserve Ecologically Important or Scenic Areas
7 b. Population Served
5 c. Patterns of Urban Growth
3 d. Danger of Loss
4 e. Program Experience

YES	NO	RATED BY	SCORE
<u>X</u>	_____	Pln'g	2
_____	<u>X</u>		0
<u>X</u>	_____		2
<u>X</u>	_____		3
<u>X</u>	_____		2
<u>X</u>	_____		7
_____	<u>X</u>		0
_____	<u>X</u>		0
<u>X</u>	_____		4

Comments _____

SUBTOTAL

35

*Citations are to Federal Register dated April 14, 1972

GUIDE FORM OF RATING REPORT
FOR PROJECT SELECTION SYSTEM

PROGRAM Open Space
PROJECT NO. _____
RATED BY _____ DATE _____

	YES	NO	RATED BY	SCORE
B. General Community Development Objectives				
(10) 1. Local Equal Employment and Entrepreneurial Effort 541.12*			EO	
10 a. Previous Program Experience				
3/ (1) Training and Employment Opportunities for Minorities	X			3
3/ (2) Business Opportunities for Minorities	X			3
4/ (3) Affirmative Action Taken Within Applicant's Own Employment for Minorities	X			4
10 b. No Previous Program Experience				
5/ (1) Training and Employment Opportunities For Minorities				N.A.
5/ (2) Business Opportunities for Minorities				N.A.
Comments _____				
(14) 2. Local Need 541.14*			Rep	
6 a. Median Income of Jurisdiction (geographic area)				
3/ (1) \$1-500 below State Median	X			N.A.
6/ (2) More Than \$500 below State Median				6
8 b. Median Income of Service Area				
4/ (1) \$1-500 below State Median				N.A.
8/ (2) More Than \$500 below State Median				8
Comments _____				
(15) 3. Commitment of Entities 541.16*			Rep	
4 a. Local Commitment	X			4
4 b. Resident Commitment	X			4
4 c. Coordination of Resources	X			4
3 d. Participation in Areawide Planning	X			3
Comments _____				
(10) 4. Expansion of Housing 541.18*			MF Rep	
3 a. Expansion of Low/moderate Income Housing (Applicant)	X			3
3 b. Expansion of Low/moderate Income Housing (Locality)	X			3
4 c. Dispersion of Low/moderate Income Housing	X			4
Comments _____				
(6) 5. Community Development 541.20*			Rep	
Comments _____				
	X			6
SUBTOTAL				55
TOTAL				90

I. General

A. Locality - City of Boston, Massachusetts

B. Type of Project - An Open Space Program for redevelopment of 25 neighborhood parks and playgrounds, city-wide tree planting restoration of certain major parks having national as well as local significance, and environmental improvements related to the Bicentennial Celebration.

II. Program Prerequisites

a. Certified Areawide Jurisdiction

The City of Boston is within the jurisdiction of the Metropolitan Area Planning Council, which is certified by H.U.D. as meeting area-wide planning requirements.

b. Civil Rights

Assurances of compliance with the cited laws and H.U.D. regulations are on file.

c. Relocation Requirements

Not applicable

d. A-95 Coordination

In accordance with O.M.B. circular A-95, all notices of intent to file application and applications are referred to the State Office of Management and Planning and to the Metropolitan Area Planning Council for review.

e. National Register of Historic Places

Open Space Program assistance is sought for certain parks, several of which are included in the Olmsted Park System - which is listed on the National Register of Historic Places.

III. Numerical Rating

A. Relationship to Program Objectives

1. Local Effort and Coordination

a. Budget and Capital Improvements----- 4

Improvements to recreational facilities will include park lighting provided by the Street Lighting Division of the Public Works Department. The cost of installing the underground conduits will be included in project costs; however, the Public Works Department will provide the poles and fixtures.

b. Model Cities----- 3

The City has allocated approximately \$ 170,000 for planning and construction of recreational facilities in the Model Neighborhood. All work to be done in this area will be closely coordinated with the Model Cities Agency and the Model Neighborhood Board. A statement by the City Demonstration Agency Director that the activities for which funding is requested are consistent with the goals and objectives of the Model Neighborhood's plan will be submitted separately.

c. Local Regulatory Measures----- 4

The following regulatory measures are in effect within the City of Boston to improve and protect the quality of the environment:

1. Planned Unit Development

The Boston Zoning Code provides for the establishment of zoning sub-districts called Planned Development Areas. The establishment of such a district is dependent upon review and approval, by the Boston Redevelopment Authority, of development plans for the area indicating location and appearance of structures, open space, and other pertinent information.

2. Relaxation of Set-back and Height Controls

In Planned Development Areas set-back and height regulations can be relaxed to provide open space.

3. Ordinance to Protect Historic Sites and Buildings

The Beacon Hill Historic District and the Back Bay Residential District, each administered by a separate architectural commission, were created by statute to control exterior architectural features found in their respective areas that are considered relevant to the historic, cultural, and architectural development of the City of Boston. The Boston Landmarks Commission has drafted legislation which, if enacted, would facilitate the designation of additional sites and/or areas for similar protection.

4. Sign Control

The Boston Zoning Code sets forth regulations for signs in residential and local business districts. The Boston Redevelopment Authority and the Law Department of the City of Boston have drafted a new sign control ordinance with more extensive regulations which is expected to be enacted in 1972.

d. Low and Moderate Income Housing ----- 4

A number of proposed projects are being undertaken in districts in which low and moderate income now exists or is planned. It is intended that the new facilities will meet the recreational needs of the occupants of this housing. The districts of particular concern are:

	<u>Public Housing*</u>			<u>Moderate Income Housing*</u>		
	<u>exist- ing</u>	<u>under constr.</u>	<u>planned</u>	<u>exist- ing</u>	<u>under constr.</u>	<u>planned</u>
East Boston	354	0	359	401	0	999
South Boston	3,041	0	0	0	153	0
South End	988	0	462	1,266	458	698
Fenway/Kenmore	1,611	0	134	0	655	0
Allston/Brighton	1,052	0	250	874	124	866
Wash.Pk./Model Cities	1,385	0	43	1,178	164	1,037
Dorchester (ex. Columbia Pt.)	1,440	393	0	60	110	116
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
	9,871	393	1,248	3,779	1,664	3,716

*excludes rehabilitated units

2. Project's Ability to Meet Open Space Needs

a. Environment----- 9

1. Environmental Improvements and Historic

Preservation----- 2

Under the Fiscal 1973 Open Space Program, the City will continue and enlarge its annual program of street tree planting in residential areas.

In anticipation of the Nation's Bicentennial, the City will also begin to improve the signing and special lighting of historic public buildings and important open spaces. Development projects will also include the first phase activities of a major restoration program for the Olmsted Park System - parkland of National significance which is listed on the National Register of Historic Places.

Improvements will also be made to the grounds of the Shirley-Eustis house, another entry in the National Register and previous recipient of a HUD grant for historic preservation.

2. Prevent Unsound Development----- 0

Not applicable

3. Remedy Deficiency of Open Space----- 2

Four areas in which development activities will be undertaken are severely deficient in open space.

These areas are:

East Boston	2.5 acres/1000 population
Back Bay/Beacon Hill	2.4 acres/1000 population
South End	.9 acres/1000 population
Dorchester	2.3 acres/1000 population

Although new land is not being acquired under this program, underutilized sites will be developed in these districts, thus adding to the actual amount of usable open space.

4. Alleviate Unmet Recreation Need----- 3

Facilities of a type not now available in the districts will be developed at over half of the sites. Such facilities include areas for hockey, basketball courts, play lots and picnic areas. These facilities will increase the diversity of recreational opportunities available to area residents.

At the remaining sites, improving the quality of existing types facilities and landscape elements will improve the quality of the recreational experience.

5. Preserves Ecologically Important or Scenic Areas-- 2

In an urban environment, formal parklands substitute for wilderness as "scenic areas." In this context, the restoration of the Boston Common Public Garden, Franklin Park and other elements of

the Olmsted Park System can be seen as activities aimed at conserving some of Boston's most important scenic areas.

b. Population Served----- 7

Recreational development projects will serve low and moderate income residents of the following neighborhoods:

	<u>Median Family Income, 1960*</u>
East Boston	\$ 5,500.
South Boston	5,300.
North End (Central)	5,500.
South End	3,650.
Allston/Brighton	6,200.
Dorchester	6,000.
Model Cities	4,850.

c. Patterns of Urban Growth----- 0

Not applicable

d. Danger of loss----- 0

Not applicable

e. Program Experience----- 4

The City of Boston through the joint efforts of the Parks and Recreation Department and the Boston Redevelopment Authority, acting in its capacity as City Planning Board, has undertaken numerous open space planning and development projects, including three capital improvement programs assisted under Title VII Urban Beautification Program.

* U.S. Census - 1960. Median Income data for BRA planning districts are not yet available.

The Parks and Recreation Department has assumed responsibility for maintenance and supervision of new open space areas developed under the Urban Renewal and Model Cities Programs as well as for open space areas improved under the Urban Beautification Program. It operates all facilities in accordance with contract conditions.

B. General Community Development Objectives

1. Local Equal Employment and Entrepreneurial Effort

a. Training and Employment Opportunities for

Minorities----- 3

The City of Boston is presently involved in a full-range of local, state and federal training and employment programs for disadvantaged and minority persons. In fiscal year 1970, for example, the City of Boston spent \$ 2 million in federal monies for training and employment programs. Relatively superior opportunities for minority persons are provided in Boston. In a typical month, November, 1971, 85% of the new enrollees in ABCD programs were minority individuals. Efforts are continually being made to review and improve the existing programs. A case in point is the recent revision of the Boston Plan for the training and hiring of minority individuals in the contracting industry.

Model Cities is required by a HUD directive (CDA Letter #11) to give Model Neighborhood Residents preference in all employment generated by Model Cities. This includes staff, sub-contractors, the citizen's participation group, and construction activity. Since 71% of the Model Neighborhood population represent minorities, this policy is virtually the same as a minority employment policy. This policy, which requires preference in both hiring and upgrading, has resulted, as of October 6, 1971, in Model Cities delegate agencies hiring 45% Model Neighborhood residents, 81% Black, 11% Spanish speaking or other, and 9% White.

b. Business Opportunities for Minorities----- 3

The City of Boston has established within the Office of Human Rights an Economic Development program to assist minority entrepreneurs in obtaining loans, negotiating contracts, locating sites, etc. The effort is in addition to private efforts such as Circle Association and other public-sponsored programs. The major public activity at the local level is the Economic Planning and Development Program of the Model Cities Agency. The program supports a private community development corporation which is responsible in part for assisting minority business.

- c. Affirmative Action taken within Applicant's
Own Employment for Minorities----- 4
- The Parks and Recreation Department requires affirmative action plans from all architects, engineers, and construction contractors. In addition, under the Emergency Employment Act, the City of Boston has agreed to establish minimum hiring goals as follows: 56% of the total work force under Section 5 and 48% under Section 6.

2. Local Need

- a. Median Income of Jurisdiction----- 6
- As reported in the 1970 U.S. Census, the median family income in 1969 for Massachusetts was \$11,449 and for Boston, \$9,133. Therefore, the median family income of Boston was \$2,316 below that of the state as a whole.
- b. Median Income of Service Area----- 6
- Since not all the specific locations have been finally determined, it is impossible to discuss the median annual family income for the service areas involved. However, the median income for seven of the districts were below the state median in 1960. These districts are:

<u>District</u>	<u>Median Family Income*</u>	<u>Difference</u>
East Boston	\$ 5,500	\$ 972 below
South Boston	5,300	1172 below
North End	5,500	972 below
South End	3,650	2622 below
Allston/Brighton	6,200	72 below
Dorchester	6,000	272 below
Model Cities	4,850	1422 below

* U.S. Census - 1960. Median Income data for BRA planning districts are not yet available.

3. Commitment of Entities

a. Local Commitment----- 4

The Fiscal 1973 Open Space Program enjoys the full support of Mayor Kevin H. White. The program to date has been developed through the cooperative efforts of the Mayor's Office, Parks and Recreation Department, Public Facilities Department, and the Boston Redevelopment Authority. It is anticipated that these agencies as well as the City Demonstration Agency will work closely through the planning and design process.

b. Resident Commitment----- 4

The Mayor's Office of Public Service works closely with the Parks and Recreation Department and Boston Redevelopment Authority to insure active community participation in all park development projects. Through the Little City Halls, community meetings are organized to provide direct communication between planners and local residents. As the planning process for the Open Space program progresses, community groups from all of the districts will be involved in planning and design.

c. Coordination of Resources----- 4

The Mayor's Office and Boston Redevelopment Authority have participated with the Parks and Recreation Department in the planning of this program. Additional local agencies and civic groups representing neighborhood and special interests will be involved in the final selection of projects and detailed planning and design of these projects. Such agencies and groups include:

Back Bay Federation

Beacon Hill Civic Association

East Boston Local Advisory Council

East Boston Land Use and Master Planning Committee

South Boston Recreation Advisory Council

Allston Civic Association

Oak Square Civic Association (Brighton)

Bradford-Shawmut Association (South End)

Eight Streets Association (South End)

Dorchester Local Advisory Council

Cedar Grove Civic Association (Dorchester)

ABCD

Model Cities Demonstration Agency and Neighborhood Board

Hyde Park Recreation Council

Franklin Park Advisory Committee

Friends of the Public Garden

West Roxbury Local Advisory Council

Chinese-American Civic Association

d. Participation in Metropolitan Area Planning----- 3

The City of Boston has three voting members on the
Metropolitan Area Planning Council:

1. The Mayor of Boston
2. The Boston Redevelopment Authority
3. The Commissioner of Boston's Public Works Department.

Each of the above is represented at all MAPC meetings and
participates actively in all MAPC activities.

Score

The City of Boston also participates in area-wide planning through coordinated efforts with the Massachusetts Bay Transit Authority and the Metropolitan District Commission.

4. Expansion of Housing

a/b Expansion of low and moderate income housing (applicant)- - - 6

Low and moderate income housing is being significantly expanded in Boston. The major limiting factor to development has been the scarcity of federal housing subsidy funds. Since 1970, though, approximately 3,000 units for low and moderate income have been built in the City of Boston.

At present the Boston Redevelopment Authority is undertaking a major project study by which they wish to determine the number and location of housing units constructed during the past 12 years in Boston. To date these figures are not complete enough to detail at this time.

The BRA is aware of about 10,000 low and moderate income units which are in various planning stages for new construction and an additional undetermined number for rehabilitation.

Within the Model Cities area over 1,000 dwelling units of FHA 236 housing have been rehabilitated, 500 are in the process of being rehabilitated and 600 more are in the process of being planned.

c. Dispersion of housing- - - - - 4

The City of Boston and the BRA have encouraged the construction of housing for low and moderate income families and individuals in all parts of the city. During the past 1 1/2 years approximately 2,000 of these units have completed alone, 1,800 are under construction and another 5,000 are being planned.

The Boston Housing Authority is currently implementing a program of locating low income elderly housing outside of high concentration of low income persons. To date, 484 of these units are under construction and an additional 1,021 units are being developed.

On Map 1, the sites of low and moderate income units which have either been built between 1960-1972 or are in the final planning stages which have been identified so far are shown.

TABLE 1
EXPANSION OF LOW AND MODERATE INCOME HOUSING IN BOSTON
1960-1972

	Nos. of Units Planned	Nos. of Units Under Construction	Total Nos. of Units
Section 236	4,560	1,500	6,060
Section 221	600	550	1,150
Public Housing	2,100	648	2,748
Leased Housing (Section 10 23)	700	2,000	2,700
MHFA (At least 25% low income)	1,500	1,100	2,600
Section 235 (Rehab)	---	---	
Total Nos. Units	9,460	5,798	15,258

CITY OF BOSTON — DISPERSION
OF LOW INCOME HOUSING 1960-1972

- ▨ URBAN RENEWAL PROJECTS
- ▤ MODEL CITIES
- ▲ ELDERLY HOUSING SITES (PLANNED)
- CONSTRUCTED OR UNDER
CONSTRUCTION-HOUSING UNITS
- O PLANNED HOUSING UNITS

5. Community Development----- 4

The open space development program is essential to meet community development objectives in the City of Boston. Highly visible, and affecting a wide segment of the population, the open space program has and will continue to be effective in curbing urban deterioration by:

1. Enhancing the quality of the neighborhood environment through improved appearance and increased recreational opportunity.
2. Encouraging private investment through public commitment in economically fragile areas.
3. Spurring neighborhood pride and private residential rehabilitation.
4. Promoting confidence in the public sector.

The 1973 program will include projects which are tied in closely to other existing or planned social, economic or physical development activities. For example, vacant, City owned land will be converted to recreational use in conjunction with housing rehabilitation programs in the Model Cities Area. A very large but inadequately developed facility will be redeveloped to support the recreational and educational program of a community school recently completed on an adjacent site.

5995 004

D43 Boston, City of &
B2 Boston Redevel. Auth.

AUTHOR

Project selection rating

TITLE

report, Open Space Program. h.
1972.

DATE

BORROWER'S NAME

ROOM
NUMBER

rt,