

8059-296

D E E D

MASSACHUSETTS BAY TRANSPORTATION AUTHORITY, a body politic and corporate created and acting pursuant to Chapter 563 of the Acts of 1964, as amended, herein sometimes called the "MBTA", successor to the Metropolitan Transit Authority, having its usual place of business in Boston, Suffolk County, Massachusetts, for consideration paid, GRANTS and RELEASES, subject, however, to the reservation of the easement hereinafter set forth, unto CITY REDEVELOPMENT CORPORATION, a Massachusetts corporation, duly organized and existing according to law, having its usual place of business in said Boston, all right, title and interest of the MBTA in and to that portion of the land in said BOSTON taken by the Boston Redevelopment Authority by its Order of Taking dated December 19, 1962, recorded with Suffolk County Registry of Deeds, Book 7707, Page 249, bounded and described as follows:

BEGINNING at the point of intersection of the westerly sideline of Washington Street, as described in said Taking, and the northerly sideline of Dover Street, as described in said Taking; thence running in a

WESTERLY direction by said northerly sideline of Dover Street to a point of intersection of said northerly sideline of Dover Street and the easterly sideline of Shawmut Avenue; thence turning and running

North $19^{\circ} 46' 46''$ East by said easterly sideline of Shawmut Avenue, 822.19 feet; thence turning and running

South $74^{\circ} 09' 41''$ East, 106.13 feet; thence turning and running

South $15^{\circ} 49' 00''$ West, 57.10 feet; thence turning and running

South $73^{\circ} 06' 00''$ East, 67.71 feet; thence turning and running

South $74^{\circ} 10' 11''$ East, 25.00 feet; thence turning and running

North $15^{\circ} 49' 49''$ East, 183.84 feet; thence turning and running

South $74^{\circ} 11' 56''$ East, 67.06 feet; thence turning and running in a

SOUTHEASTERLY direction by a curve to the right with a radius of 116.75 feet a distance of 62.48 feet to the westerly sideline of Washington Street, as described in said Taking; thence turning and running in a SOUTHERLY direction by said westerly line of Washington Street to the point and place of beginning.

Excepting from said portion the land described in said Taking as "Parcel 3 of block 476".

RESERVING, however, to the MBTA and its successors and

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assigns the MBTA's present existing underground conduit easement, with the appurtenances thereto belonging, including the manholes, and cables located within the above-described premises in a portion of the former location of Waterford Street, and as part of the consideration for and by accepting this deed, the grantee and its successors and assigns, in building over said easement; COVENANT and AGREE not to interfere with the present access to said easement and not to interfere with the right of the MBTA and its successors and assigns to maintain, repair, replace, relay or remove said conduit, manholes and cables and the appurtenances there-to belonging.

The grantee and its successors and assigns, in building over said easement, further COVENANT and AGREE, by accepting this deed, to proceed so as not to damage or threaten damage to or impair or interfere with any MBTA facility included in said easement area.

It is further understood that the grantee, and its successors and assigns, shall be liable for any breach of the foregoing covenants and agreements with reference to said easement reserved to the MBTA and its successors and assigns only for and with respect to breaches occurring during its or their respective ownership of the premises through which such easement runs.

The sole purpose of this deed is to remove a cloud on the title.

IN WITNESS WHEREOF, on the 13th day of July, 1966, at Boston, Massachusetts, the grantor has caused this instrument to be signed, sealed and delivered by its duly authorized officers, respectively.

MASSACHUSETTS BAY TRANSPORTATION AUTHORITY

By Charles C. Cabot, Chairman

William J. Fitzgerald

Robert P. Springer

George L. Anderson

Philip Kramer

BOARD OF DIRECTORS

Approved as to form:

Edward M. Douglas
General Counsel

SUFFOLK, SS

COMMONWEALTH OF MASSACHUSETTS

July 13, 1966

Then personally appeared the above named Charles C. Cabot, William J. Fitzgerald, Robert P. Springer, Philip Kramer, and George L. Anderson, known to me to be all of the Directors of the Massachusetts Bay Transportation Authority and acknowledged the foregoing deed to be the free act and deed of the Massachusetts Bay Transportation Authority, before me;

John J. Silbady
Notary Public
My commission expires: February 11, 1971



8059 298
**MASSACHUSETTS
 BAY
 TRANSPORTATION
 AUTHORITY**

Board of Directors
 150 Causeway Street, Boston, Mass. 02114

I, Annie T. McDevitt, Acting Recording Secretary of the Board of Directors of the Massachusetts Bay Transportation Authority, hereby certify that, at a Meeting of the Board of Directors of the Massachusetts Bay Transportation Authority, acting under the provisions of Chapter 161A of the General Laws, inserted therein by Section 18 of Chapter 563 of the Acts of 1964, duly called and held on the Thirteenth day of July 1966, at which a quorum was present, the following Vote was adopted:

VOTED: That the Board of Directors, in the name and behalf of the Massachusetts Bay Transportation Authority, sign, seal, acknowledge, and deliver to City Redevelopment Corporation, a Massachusetts corporation, duly organized and existing according to law, having its usual place of business in Boston, all right, title and interest of the Massachusetts Bay Transportation Authority in and to that portion of the land in Boston taken by the Boston Redevelopment Authority by its Order of Taking dated December 19, 1962, recorded with Suffolk County Registry of Deeds, Book 7707, page 249, reserving, however, to the Massachusetts Bay Transportation Authority and its successors and assigns the Massachusetts Bay Transportation Authority's present existing underground conduit easement with the appurtenances thereto belonging, including the manholes and cables and any other appurtenant facilities; the sole purpose of this Deed is to remove a cloud on title; said Deed to be in such form and to contain such terms, conditions and provisions as may be approved by the General Counsel.

A true copy.

Attest: July 26, 1966

Annie T. McDevitt

Acting Recording Secretary
 Board of Directors of the
 Massachusetts Bay Transportation Authority

August 2, 1966. At 3 o'clock & 55 mins. P.M. Rec'd, Ent'd. & Exam'd. -167



8269-447
8269 447

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY APPROVING THE URBAN RENEWAL PLAN, THE CONDITIONS UNDER WHICH RELOCATION PAYMENTS WILL BE MADE, AND THE FIXED RELOCATION PAYMENTS SCHEDULE FOR THE SOUTH END URBAN RENEWAL PROJECT NO 1433. R-56

WHEREAS, in connection with an application of the Boston Redevelopment Authority (hereinafter called the "Authority") to the Housing and Home Finance Agency (hereinafter called the "HHA") for financial assistance under Title I of the Housing Act of 1949, as amended, in connection with the South End Urban Renewal Project No. Mass. R-56, the approval by the Authority of an Urban Renewal Plan for the Project Area involved in such application (such Area being defined in said Plan text) is required by the Federal Government before it will enter into a Contract for Loan and Grant with the Authority under said Title I;

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Plans
for Roll
in Plan
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WHEREAS, the rules and regulations prescribed by the HHA pursuant to Title I require that the conditions under which the Authority will make relocation payments in connection with the Urban Renewal Project contemplated by the application and, if fixed relocation payments are proposed, a schedule of such payments be officially approved by the Authority;

WHEREAS, a public hearing on the proposed Urban Renewal Plan was, after due and proper notice thereof, held on August 23, 1965 at which time the Authority heard extensive opinions from residents of the Project Area and other persons with respect thereto, and all persons desiring to be heard were so heard;

WHEREAS, the Authority has, from time to time, received reports from members of its staff with respect to the proposed Urban Renewal Plan;

WHEREAS, there was presented to this meeting of the Authority, for its consideration and approval, a copy of the Urban Renewal Plan for the Project Area, dated September 16, 1965 and marked Project No. R-56, which Plan is entitled, "Boston Redevelopment Authority - Urban Renewal Plan - South End Urban Renewal Area"

and consists of 39 pages of text, which are attached hereto, together with 12 maps certified by the Secretary of the Authority to be part of such Plan;

WHEREAS, there was also presented a set of conditions under which the Authority will make relocation payments, which set of conditions is set forth in the Relocation Program attached hereto, and referred to as Code No. R-223 and the Fixed Relocation Payments Schedule found in Section F of Part R-223(1) of such Relocation Program;

WHEREAS, the Urban Renewal Plan and the conditions under which the Authority will make relocation payments and the Fixed Relocation Payments Schedule were reviewed and considered at the meeting;

WHEREAS, the Authority, pursuant to Chapter 652 of the Acts of 1960, has been granted the powers and shall perform the duties conferred on planning boards of cities in Massachusetts by general laws applicable to Boston, including Section 70 of Chapter 41 of the Massachusetts General Laws, and has also been granted the powers and shall perform the duties conferred or imposed by statute or ordinance on the former City of Boston Planning Board;

WHEREAS, the Urban Renewal Plan has been reviewed for conformity with the "1965-1975 General Plan for the City of Boston and the Regional Core" (hereinafter called the "general plan"), which was duly approved by the Authority at its meeting on March 11, 1965, and for consistency with local objectives respecting appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities, and other public improvements; and

WHEREAS, Title VI of the Civil Rights Act of 1964, and the regulations of HEPA effectuating that Title, provide that no person shall, on the ground of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be

subjected to discrimination in the undertaking and carrying out of urban renewal projects assisted under Title I of the Housing Act of 1949, as amended;

NOW, THEREFORE, it is hereby RESOLVED:

- (1) That the conditions under which the Authority will make relocation payments are hereby in all respects approved;
- (2) That the Fixed Relocation Payments Schedule is hereby in all respects approved;
- (3) That the Urban Renewal Plan is based upon a local survey, conforms to the general plan for the locality as a whole and to the workable program for community improvement, and is consistent with the local objectives of the community;
- (4) That the South End Urban Renewal Plan is hereby in all respects approved;
- (5) That it is hereby found and determined that the objectives of the Urban Renewal Plan cannot be achieved through more extensive rehabilitation of the Project Area;
- (6) That the Secretary of the Authority is hereby authorized to reproduce the 12 maps, which are a part of said Plan, and upon appropriate certification thereof by the Secretary, to file the Urban Renewal Plan, consisting of the 39 pages of text and the 12 maps which are reproduced as aforesaid, with the minutes of this meeting and in appropriate recording offices, and such Urban Renewal Plan, with the certification of the Secretary inscribed thereon, shall be conclusively deemed to be the official Urban Renewal Plan of the Authority for the South End Urban Renewal Project;
- (7) That the United States of America and the Housing and Home Finance Administrator be, and they hereby are, assured of full compliance by the Authority with regulations of HUD effectuating Title VI of the Civil Rights Act of 1964.

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South End Urban Renewal Plan

RT. REV. MSGR.
FRANCIS J. LAILEY
Chairman

STEPHEN E. McCLOSKEY
Vice Chairman

JAMES G. COLBERT
Treasurer

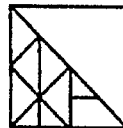
MELVIN J. MASSUCCO
Assistant Treasurer

GEORGE P. CONDAKES
Member

EDWARD J. LOGUE
*Development
Administrator*

KANE SIMONIAN
Secretary

BOSTON
REDEVELOPMENT
AUTHORITY



8269 451

SOUTH END URBAN RENEWAL PROJECT STAFF
72 WARREN AVENUE, BOSTON, MASS.
-267-8425

REHABILITATION

Carol Berman
John Crowley
William Crowley
Robert DeVirgilio
William Fogarty
Donald Harrison
Sylvia McPhee
Leon Martin
C. Allen Mullins
Charles Nardella
Vincent Polo
Victor Savioli
Robert Simeone
Donald Waggenheim
Paul Wilkinson

PLANNING

Karen Gould
William McHugh
Marcia McMahon

FINANCE

John B. Dick, Jr.

ADMINISTRATION

Helen Anderson
Barbara E. Clancy
Claire Dempsey
Barbara Doby
Priscilla Lee
Helen C. Oliver
Janice Ruff

REAL ESTATE - ACQUISITION

John Francis
Julius Levine

Thaddeus J. Tercyak
Project Director

Thomas W. Deely
Deputy Project Director

David Wylie
Legal Officer

Gordon N. Gattoche
*Director, Housing and
Improvement Programs*

James E. Murphy
Business Relocation Officer

Walter Little
Finance Officer

William Baker
Public Information Officer

Amerigo Vito
Chief of Rehabilitation

Frank Melville
Office Manager

Robert Coit
Project Planner

Reginald Griffith
Project Architect

John A. Russell, Jr.
Director of Resource Mobilization

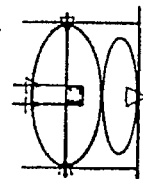


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CHAPTER I: DESCRIPTION OF PROJECT.

SECTION 101: Project Boundary Map

The boundaries of the South End Urban Renewal Project Area shall be shown on Map 1, Property Map, submitted herewith.

SECTION 102: Project Boundary Description

The South End Urban Renewal Project Area is bounded and described as follows:

Beginning at the intersection of the centerline of Washington Street and the extended centerline of Dover Street and running southeasterly by the extended centerline and centerline of Dover Street to the northwesterly sideline of the Fitzgerald Expressway;

thence turning and running southwesterly and westerly by the northwesterly and northerly sidelines and the extended northerly sideline of the Fitzgerald and Southeast Expressways to the southwesterly sideline of Southampton Street;

thence turning and running westerly by the southerly sideline of Southampton Street to the easterly sideline of Reading Street;

thence turning and running southerly by the easterly sideline of Reading Street to the northerly sideline of Island Street;

thence turning and running westerly by the northerly sideline and extended northerly sideline of Island Street to a point of intersection between the extended northerly sideline of Island Street and the extended northwesterly sideline of Chadwick Street;

thence turning and running southwesterly by the extended northwesterly sideline and the northwesterly sideline of Chadwick Street to the southwesterly sideline of Carlow Street;

thence turning and running northwesterly by the southwesterly sideline of Carlow Street to the boundary between Parcel 2129 at number 8 Carlow Street, and Parcel 2128 at number 10 Carlow Street;

thence turning and running southwesterly by the southeasterly boundaries of Parcels 2128 at number 10 Carlow Street, 2121 at number 858 Albany Street, and 2120 at number 858 Albany Street, rear, to the southwesterly boundary of Parcel 2120;

thence turning and running northwesterly by the southwest boundary of Parcel 2120 and the southwesterly sideline and extended southwesterly sideline of Aaron Place to the northwesterly sideline of Albany Street;

thence turning and running southwesterly by the northwesterly sideline of Albany Street to the southwesterly sideline of Hunneman Street;

thence turning and running northwesterly by the southwest sideline of Hunneman Street to the southeasterly sideline of Harrison Avenue;

thence turning and running southwesterly by the southeasterly sideline of Harrison Avenue to the extended southwesterly sideline of Treadwell Court;

thence turning and running northwesterly by the extended southwesterly sideline and southwesterly sideline of Treadwell Court to its end;

thence turning and running southwesterly on a line connecting the end of the southwesterly sideline of Treadwell Court to the end of the northeasterly sideline of Lamar Place;

thence turning and running northwesterly by the northeasterly sideline of Lamar Place to the southeasterly sideline of Washington Street;

thence turning and running southwesterly by the southeast sideline of Washington Street to the extended southwesterly sideline of Sterling Street;

thence turning and running northwesterly by the extended southwesterly sideline and southwesterly sideline of Sterling Street to the southeasterly sideline of Warwick Street;

thence turning and running southwesterly by the southeasterly sideline of Warwick Street to the extended southwesterly sideline of Cabot Place;

thence turning and running northwesterly by the extended southwesterly sideline and southwesterly sideline of Cabot Place to the southeasterly sideline of Cabot Street;

thence turning and running southwesterly by the southeasterly sideline of Cabot Street to the southwesterly sideline of Weston Street;

thence turning and running northwesterly by the southwesterly sideline of Weston Street to the southeasterly sideline of Columbus Avenue;

thence turning and running southwesterly by the southeasterly sideline of Columbus Avenue to the extended northeasterly sideline of Ruggles Street;

thence turning and running northwesterly by the extended northeasterly sideline and northeasterly sideline of Ruggles Street to the point of intersection of the extended northwesterly sideline of Ruggles Street and the midline of the right-of-way of the mainline of the New York, New Haven, and Hartford Railroad;

thence turning and running northeasterly by the midline of the right-of-way of the mainline of the New York, New Haven, and Hartford Railroad to the midline of Dartmouth Street;

thence turning and running northerly to the point of intersection with the midline of Dartmouth Street and the southwesterly sideline of the right-of-way of the Boston and Albany Railroad;

thence turning and running southeasterly by the southwesterly sideline of the right-of-way of the Boston and Albany Railroad to the point of intersection with the midline of Washington Street;

thence turning and running southwesterly along the midline of Washington Street to the point of beginning.

CHAPTER II: OBJECTIVES**SECTION 201: Basic Objectives**

The basic objectives of urban renewal action in the South End Urban Renewal Area are to eliminate severe conditions of blight, deterioration, obsolescence, traffic congestion and incompatible land uses in order thereby to facilitate orderly growth and to achieve neighborhood, industrial, commercial and institutional stability.

Specifically the objectives are to:

- a / Promote and expedite public and private development;
- b / Insure the public health, and safety;
- c / Strengthen the physical pattern of local neighborhood activities;
- d / Provide an economically, socially and racially integrated community;
- e / Provide a framework of environmental conditions better suited to meet the requirements of contemporary living;
- f / Promote the growth of industry, commerce and institutions in appropriate locations; and strengthen and expand the real property tax base of the city.

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SECTION 202: Planning and Design Concept

The concept for the South End Area is developed from the fact that there are really two major communities in the project — a predominantly residential community and an industrial and medical-institutional community.

The concept is briefly described below:

- a / The non-residential community between Harrison Avenue and the Southeast Expressway, in the main, should be developed in such a way as to provide necessary medical and industrial expansion without destroying the basic fabric of the residential community.
- b / Major traffic generators should be serviced from the existing and proposed expressway systems at the periphery rather than by the east-west street system crossing the residential community.
- c / The residential community should be protected from the blighting influences of expanding institutions and industries. Incompatible non-residential uses should be removed from the residential community so as to improve the residential environment.
- d / The gateways to the South End residential community from South Cove, Back Bay, Fenway and Rosbury communities should be residentially oriented.
- e / Arterial streets should receive a high level of public and private improvements.
- f / A diversity of compatible uses should be encouraged in the center of the South End.

SECTION 203: Planning and Design Objectives

Planning and design objectives described below are developed in accordance with the basic concept described in Section 202. These are to:

- a / Improve the quality, condition, and maintenance of existing dwelling structures to a level which achieves decent, safe, and sanitary housing;
- b / Remove the concentrations of deteriorated and deteriorating buildings which depress the physical condition and character of the area, impair the flow of investment and mortgage financing, and restrict adequate insurance coverage;

- c / Protect and expand the city's tax base and arrest the trend of economic decline; and, by stabilizing property values, protect private investment;
- d / Provide, in appropriate areas, new housing units which provide the highest level of amenity, convenience, usefulness, and livability which are within the income requirements of the residents of the community;
- e / Provide new housing specifically designed to meet the needs of the numerous elderly residents in the community;
- f / Provide opportunities for existing commercial establishments to remain in the area and provide better service;
- g / Eliminate incompatible uses;
- h / Reduce the excessive number of liquor licenses;
- i / Provide sites for appropriate community facilities;
- j / Provide appropriate sites for the necessary expansion and reorganization of medical, institutional and industrial facilities;
- k / Improve traffic circulation;
- l / Improve streets, street lighting, utilities and the landscaping of public areas;
- m / Obtain superior architectural and aesthetic quality in the new public and private buildings and open spaces;
- n / Preserve, maintain, and reinforce the positive, unifying and unique qualities of the street patterns, row houses, parks, and squares;
- o / Unite the historically separated communities divided by Northampton Street;
- p / Create a physical framework which will facilitate the formation and execution of programs to cope with social and economic problems in the community.

SECTION 204: Specific Planning and Design Objectives

Specific planning and design objectives are described in Chapter VI.

CHAPTER III: PROPOSED RENEWAL ACTION

SECTION 301: Proposed Types of Renewal Action

Proposed types of renewal action within the Project Area shall consist of a combination of clearance and redevelopment activities, changes in land use, provision of public improvement and facilities, rights-of-way and utilities changes, zone district changes, and rehabilitation activities.

SECTION 302: Clearance and Redevelopment Activities

Clearance and redevelopment activities will include:

- a / acquisition of real property;
- b / management of acquired property;
- c / relocation of the occupants of acquired property;
- d / clearance of buildings from land;
- e / installation, construction and reconstruction of improvements; and
- f / disposition of land and other property in accordance with the building requirements, land use and other provisions of this Urban Renewal Plan.

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SECTION 303: Rehabilitation Activities

Rehabilitation activities may include, but are not limited to:

- a / systematic enforcement of rehabilitation standards, set forth in Chapter VIII;
- b / technical assistance;
- c / rehabilitation demonstrations;
- d / acquisition and disposition of real property for rehabilitation in accordance with the land use requirements and rehabilitation standards set forth in the Urban Renewal Plan; and
- e / acquisition, retention, management, rehabilitation, disposition or clearance of real property which is not made to conform to rehabilitation standards set forth in the Urban Renewal Plan.

SECTION 304: Public Improvements

Public improvements will include, as necessary to carry out the provisions of the Urban Renewal Plan, the addition, alteration, abandonment, improvement, extension, reconstruction, construction, and installation of public buildings, open space, rights-of-way, streets, tree planting and landscaping, and such utilities as water, sewers, police and fire communications, traffic signals, and street lighting systems.

The location of public buildings and public open space shall be as shown on Map 2: Proposed Land Use Plan. The location of rights-of-way shall be as shown on Map 3: Proposed Rights-of-way. Street and public utility changes shall conform to the rights-of-way shown on the Proposed Rights-of-Way Map.

CHAPTER IV: PROPERTY ACQUIRED OR TO BE ACQUIRED**SECTION 401: Identification**

Property acquired or to be acquired by the Boston Redevelopment Authority for clearance and development shall be shown on Map 1: Property Map.

SECTION 402: Properties Designated for Acquisition which may not be Acquired

Notwithstanding the provisions of Section 401, properties designated for acquisition for private redevelopment on the Property Map may not be acquired if the following conditions are met:

- a / Within twelve months after the approval of the Urban Renewal Plan by the City Council and the Mayor, the owner or owners of over 50% of the land area of a reuse parcel, as defined in Map 3: Reuse Parcels, submit a proposal which is approved by the Authority and is not inconsistent with the controls and other requirements of this plan, for development or rehabilitation of all or substantially all of the parcel, provided that the proposal may relate to less than substantially all of the parcel if development or rehabilitation of the rest of the parcel would not, in the opinion of the Authority, be rendered infeasible.
- b / Within six months after such acceptance by the Authority of such a proposal, an agreement satisfactory to the Authority binding the owner or owners of all of the property required for accomplishment of the proposal to undertake the development or rehabilitation is executed; and
- c / Within eighteen months after execution of the agreement referred to in (b) above, the development or rehabilitation is completed in accordance with such agreement.

SECTION 403: Special Conditions

Property not designated for acquisition as shown on the Property Map may be acquired by the Boston Redevelopment Authority, if such property is not made to conform to the rehabilitation standards set forth in Chapter VIII, and if the procedures set forth in Section 808 are followed. Such an acquisition can be made only upon a finding that the property owner has failed to conform to the rehabilitation standards and that either the property is blighted, decadent, deteriorated or deteriorating, or constitutes a non-conforming, incompatible, or detrimental land use according to the provisions of the Urban Renewal Plan.

In the case of an area between the backs of the buildings or in the interior of blocks, property not designated for acquisition may also be acquired to permit the development and execution of plans which will eliminate and discourage physical deficiencies, the return of blighted or blighting conditions, and contribute, insofar as the area is adaptable to such purposes, toward solutions of deficiencies detrimental to the health, safety, sanitation, and general welfare of the residents.

The following properties not proposed for acquisition are located such that failure to achieve property rehabilitation standards and conforming land uses in accordance with the objectives and requirements of the Urban Renewal Plan would seriously impair the successful completion of the plan in accordance with the stated objectives

and requirements. The properties listed below will be acquired by the Authority if the following conditions are not met:

- a / A proposal satisfactory to the Authority is received within twelve months of the approval of the plan by the Mayor and the City Council.
 - b / After execution of a written agreement between the Authority and the owner or owners such rehabilitation is not completed within twenty-four months of said agreement.
- | | |
|------------------------------|------------------------------|
| 298-312 Columbus Avenue | 2-12 Savoy Street |
| 195-221 West Newton Street | 65 Warwick Street |
| 402-434 Massachusetts Avenue | 1682 Washington Street |
| 563-575 Columbus Avenue | 5, 7, 13, 17 Yarmouth Street |
| 156 Warren Avenue | 89 Northampton Street |
| 167 West Canton Street | 891 Harrison Avenue |
| 1230-1284 Washington Street | 455-457 Shawmut Avenue |
| 467-497 Harrison Avenue | 1887-1899 Washington Street |
| 15-17 Perry Street | |

Options for future city purchase at the fair market value at time of exercise of the option will be acquired from the owners of the following properties during execution to insure future utilization of land in conformity with the objectives of the Urban Renewal Plan:

Address	Future Use
7, 9, 11 Medford Court	Playfield
232, 234, 236, 238, 240, 242, 246, 248	"
250, 252, 254 Shawmut Avenue	"
1-6 Briggs Place	"
47, 49, 51, 53 Bradford Street	"
99, 101, 103, 105 West Springfield Street	Hurley School site addition
499, 501, 503, 505, 507 Shawmut Avenue	" " " "
34, 36, 38 Worcester Street	" " " "
10-12 Lenox Street	Playfield

SECTION 404: Use of Property Acquired under Special Conditions

The Boston Redevelopment Authority may clear where necessary; sell or lease for development, renewal, or rehabilitation; or retain for rehabilitation and subsequent disposition all or any portion of the property acquired under the provisions of Section 403. Where such property is sold or leased for development, the Boston Redevelopment Authority shall establish controls relating to land use and building requirements, and such controls shall be consistent with the requirements and controls imposed upon similar property by provisions of the Urban Renewal Plan.

SECTION 405: Interim Use of Acquired Property

The Boston Redevelopment Authority may devote property acquired under the provisions of this plan to temporary use prior to the time such property is needed for redevelopment. Such uses may include, but are not limited to, project office facilities and Anti-Poverty Program uses, rehabilitation demonstration projects, parking, relocation purposes, public transportation, or recreational uses, in accordance with such standards, control, and regulations as the Authority may deem appropriate.

In addition to the property to be acquired by the Boston Redevelopment Authority pursuant to Section 401 of this Plan the property at 407-409 Shawmut Avenue shall also be acquired and shall be designated Reuse Parcel RD 70 and subject to the same Land Use and Building Requirements as are Parcels RD 1-12 and RD 14-67 in accordance with Table A of Section 602 of this Plan.

CHAPTER V: RELOCATION OF FAMILIES AND INDIVIDUALS

SECTION 501: Families to be Displaced

a / Volume

Approximately 1,730 families and 1,820 single person households reside in clearance sections in the Project Area. Information about the characteristics and housing needs of these households is primarily from family surveys conducted by the Authority in 1961, 1962, and 1963, and closely analyzed on the basis of income, rent-paying ability, age, family, size, expressed preference, and similar factors.

b / Needs

Of the total of 3,550 households, about 2,412 (69%) need one bedroom units or similar housing. Almost three out of every four families are expected to move into private rental housing. One out of five (746) are expected to move into public housing. Nearly two out of every three (2,325) households are eligible for low-rent public housing, but preferences indicate that fewer will desire to relocate in such housing. It is expected that the majority of families who will relocate into public housing are elderly persons.

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SECTION 502: Availability of Relocation Housing

a / Schedule of Availability

A relocation schedule staged over a seven (7) year period will average 500 household moves a year, or about 41 a month, and housing to meet these needs will become available in existing sales and rental opportunities; in units which may be made available under rehabilitation demonstration programs; in new and existing low-rent housing and in new housing construction provided for under the Plan. Because a majority of families interviewed have voiced a preference for remaining in the South End, the relocation program is scheduled so that housing opportunities will be available to meet the demand. For families who desire to move out of the South End, adequate resources exist elsewhere in the Boston area.

b / Private Rental Housing

Existing private rental vacancies typical of the supply in the South End have been located and inspected by the Relocation staff for an early land acquisition area in which relocation is now completed. In 13 months between December 1962-1963, a total of 279 standard units were inspected from a much larger turnover in the South End alone. Turnover of rental vacancies, similar to those found in 1963, would be expected to occur over any period of months during the several stages of project execution.

A standard method for determining the availability of rental units is the analysis by district of utility shut-offs associated with the vacation of units by tenants and their availability for occupancy by new tenants. Such an analysis was made for the Downtown district including the South End for the period January

through August, 1964. During this period, a total of 4,302 utility changes were recorded. This supports the determination that a substantial number of existing rental units in the South End area become and will continue to become available during any given period of time.

Typical availability of private rental vacancies in the City of Boston as a whole are indicated by commercial real estate listings. For example, on February 28, 1965, the Boston Sunday Globe Real Estate Section carried Boston listings for a total of 406 rental units of one to four bedrooms, renting from 60 dollars per month (*gross rent*). This indicates only a portion of turnover in rental housing in the City. Such rental housing in the City has been characterized by net outmigration, resulting in increasing numbers of rental units becoming available from year to year.

Under the Urban Renewal Plan, opportunities are provided within the South End for the construction of up to 2,500 new moderate rental dwelling units. Preference in such housing will be afforded to families and individuals to be relocated.

c / Public Rental Housing

The Boston Housing Authority currently operates 886 dwelling units of various sizes in the South End. They have reported a turnover of up to 100 units of these each year. In the rest of the City of Boston, the Housing Authority operates 13,592 additional units, which for 1964 had approximately 1886 vacancies.

Five hundred new units of public rental housing for elderly persons are proposed in the Plan. In other parts of Boston several hundred units of low rent housing for the elderly are in various stages of development. Preference for such housing, as well as special favorable considerations such as higher income allowances, are given to relocated families and individuals.

d / Private Sales Housing

Existing sales housing opportunities in the South End are indicated by mortgage transactions recorded in the *Appraiser's Weekly* journal. In 1964 there was a turnover of 178 residential structures which ranged from one to four family in size and from 5,000 dollars up in price.

Similarly, in the City of Boston, for a twelve month period there was found to be a substantial supply of sales housing at a variety of prices and sizes. Because of the trend for the City of net outmigration the availability of homes for sale is expected to continue.

e / Rehabilitation Demonstration Housing

Under rehabilitation demonstration programs which can be undertaken by the Authority, up to 100 rehabilitated dwelling units in the South End may be rehabilitated for residential use. Preference in such accommodations will be given to families and individuals to be relocated.

f / Summary of Housing Availability

South End families have expressed their preference for the type of housing they desire. With vacancies in existing private and public housing in the South End, moderate rental construction, units of new elderly and family public housing, and units which can be made available under the demonstration rehabilitation program, the supply should meet the relocation demand.

SECTION 503: Method of Relocation

a / Relocation Staff

The Boston Redevelopment Authority or its contractual agent or agents will employ professionally-trained Relocation Workers and Home-Finders to work in the South End Relocation Program. The Relocation Workers will interview families and individuals to determine their housing needs and will consult with

and aid each household in carrying out a satisfactory plan for relocation.

Home-Finders will locate, inspect and refer standard apartments and houses for rent or sale to families and individuals requesting assistance. Assistance will be offered in renting or leasing, in the purchase of homes, and in procuring mortgage insurance through FHA programs or conventional financing sources.

Eligible families and individuals will receive payments for moving expenses as are permitted under applicable regulations. (Current maximums are 200 dollars.)

b/ Special Problems

The Authority is cognizant of the difficulties encountered by low income and elderly families and individuals in securing standard and suitable housing accommodations.

The relocation staff, with the cooperation of the Boston Housing Authority, will aid and assist low income families and elderly individuals in applying for and securing vacancies in low rental public housing and housing for the elderly in Boston. The relocation staff, with the cooperation of the Boston Public Welfare Department and other agencies, will advise and assist families and individuals in securing pensions, welfare, and other economic benefits to which they may be entitled.

Home-Finders and Relocation Workers will explain the benefits of FHA housing programs and encourage potential purchasers to utilize the services of the staff to effect home purchase.

The South End Renewal Team, the United South End Settlements, the United Community Services of Metropolitan Boston, Action for Boston Community Development, and community residents have developed a South End Neighborhood Action Program (SNAP) that is in operation at this time. This and existing agency resources will provide improved economic and social services to families and individuals being relocated and to be relocated. Such services will be extended to low income and elderly families and individuals to assist them in relocating and adjusting to the neighborhoods of their choice.

c/ Temporary Relocation

Staff effort will be directed to secure satisfactory and permanent moves on the part of families and individuals. If the need arises, temporary accommodations may be found in order to move people out of dangerous or unsafe buildings or dwelling units to permit demolition activity in priority sections, or for other compelling purposes.

SECTION 504: Standards for Relocation

a/ Ability to Pay

The ability to pay for housing is considered on an individual family basis, taking into account available income, family size and current financial obligations.

For private rental or sales housing, ability to pay twenty-twenty-three percent of family income for gross housing costs is considered a practicable standard, except where unusual conditions exist. This standard is in conformance with accepted practices in the private housing market.

b/ Location

The location of housing referred will be related to individual family preferences, within reasonable commuting time and expense for the principal worker of the family to and from his place of employment, and in areas that meet the family's needs for public and commercial facilities.

c/ Condition

Housing referred to families will be inspected to assure that it is decent, safe and sanitary standard housing in compliance with applicable codes and ordinances.

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CHAPTER VI: LAND USE, BUILDING REQUIREMENTS, AND OTHER CONTROLS

SECTION 601: Proposed Land Use Plan

The use of land in the Project Area is shown on Map 2: Proposed Land Use.

SECTION 602: Land Use and Building Requirements

The use and development of land and improvements thereon in the Project Area shall be in accordance with Table A: Land Use and Building Requirements that follows, and Section 603: General Requirements and Definitions. Footnotes and abbreviations are given at end of Table A.

Reuse Parcel Number

Reuse parcels are located as shown on Map 3: Reuse Parcels.

Permitted Land Uses

In each case, and unless specifically otherwise provided, designation of a particular use includes all accessory and ancillary uses, customarily or reasonably incident to the use specified or to the use on an adjoining parcel.

See Section 605 for provisions relating to alternative land use.

Minimum Setback

Minimum setback shall mean the minimum distance in feet between the reuse parcel line and the closest facade of the building unless specified otherwise.

Height

Height shall mean the vertical distance in feet from the mean grade of the sidewalk at the line of the street or streets on which the building abuts, or a given grade elevation adjoining the building line to the highest point of the roof.

Maximum Net Density

Maximum net density shall mean the number of dwelling units per net acre inclusive of on-site access roads, service drives, automobile parking, play and dwelling service area.

A dwelling unit shall mean a room or group of rooms forming a habitable unit for one family with facilities used or intended to be used for living, sleeping, cooking, and eating.

Minimum Parking Ratio

Minimum parking ratio shall mean the minimum number of car spaces per dwelling unit or the minimum number of car spaces per designated amounts of square feet of gross floor area.

TABLE A: LAND USE AND BUILDING REQUIREMENTS

Reuse Parcel Number	Permitted Land Uses	Minimum Set-Back (in feet)	Height (in ft.)		Max. Net Density	Min. Parking Ratio	Planning & Design Requirements
			Min.	Max.			
1-6	See Specific Design Controls for Castle Square, Chapter VI, Section 604						
7	Institutional	AA	AA	AA	NA	Z	B,C,F
8	Institutional, Commercial, Offices Residential	Tremont Street: 20 Berkeley Street: 50	AA	AA	NA	Z	B,C,F,K,EE
9	Institutional, Commercial	Tremont Street: 20 Parcel PB-1: AA Warren Avenue: 10 Abutting Property: AA	AA	AA	NA	Z	B,C,K
10	Residential - upper floors Commercial - floors 1-3 (1)		80	220 (4)	250	1/d.u. + 1/1200 (2)	B,C,F,D,N,RR
11	Residential - upper floors Commercial - floors 1-3 (1)		100	220 (4)	150	1/d.u. + 1/1200 (2)	B,C,D,F,N,RR
12	Residential: Housing for Elderly or Other Residential Subject to Authority Approval	West Newbury: 20 Union Methodist Church: See Planning and Design Reqs.	70 Elderly 24 Other	140 (4) 40 (4)	AA	Elderly: 2/d.u. Other: 1/d.u.	B,C,F,U
14	Residential - upper floors Commercial - lower floors	Abutting Property: 20 Tremont: 15 Burke: 10	24	40	AA	Z	B,C,D,K
15	Off-Street Parking			AA	NA	NA	B
16	Residential - upper floors Commercial - ground floor (1)	Camden Street: 20 Tremont Street: 20	24	40 (4)	75 (min. 60)	1/d.u. + 1/900 (2)	A,B,C,D,F,K,V,X
17a, b	Residential - upper floors Commercial - ground floor	Z	24	40	40	1/d.u. + 1/900 (2)	A,B,C,D
19a, b	Residential	Abutting Property: 30 West Brookline: 10 Pembroke Street: 10	24	40	45	1/d.u.	A,B,C,F
19c	Residential - upper floors Commercial - ground floor (1)	Parcel P7: 0 Tremont Street: 20	90	120 (4)	40	1/d.u. + Z for other uses	B,C,D,K
20	Commercial	Tremont Street: 20		AA	NA	NA	B,C,K
21, 21a	Residential	Northampton St.: 80	24	40	30	1/d.u.	A,B,C,F
22	Residential (Commercial on ground floor where permitted by Zoning)	Camden Street: 20 Lenox Street: 26 Tremont Street: 20 Abutting Property: 20	24	40	40	1/d.u.	A,B,C,D,F,K,N,V,X

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Reuse Parcel Number	Permitted Land Uses	Minimum Set-Back (in feet)	Height (in ft.)		Max. Net Density	Min. Parking Ratio	Planning & Design Requirements
			Min.	Max.			
23	Residential (Commercial on ground floor where permitted by Zoning)	Shawmut Avenue: 20 Tremont Street: 20	24	40	30	1/d.u.	A,B,C,D,F,K, N,N
24	Residential - upper floors, Commercial - ground floor	Abutting Property: Z Tremont Street: 20 Parcel P11: 0	24	40	50	Elderly: 0.2/ d.u. Other: 1/d.u. + 1/500 (2)	A,B,C,D,F,G,K, V,CC
25	Residential	Z	24	40	40	1/d.u.	A,B,C,F
29	Residential	Washington St.: 20 Abutting Property: 30	24	40	30	1/d.u.	A,B,C,F,Y
30	Commercial or Office	Z	16	40	NA	Z	B,C
31	Light Industrial, Commercial	P6b: 0 Washington Street: 20	12	40	NA	Z	B,C,S
32a, b	Institutional, Open Space	NA	NA	NA	NA	NA	B,N,W
32c	Institutional	Savoy Street: 20 Harrison Avenue: 20 Abutting Property: 0 Washington Street: 80	12	40	NA	Z	B,C
33a	Residential - upper floors Commercial - lower floors	Z	AA	AA	AA	AA	B,C,D,DD
33b	Residential	Z	24	40	AA	AA	A,B,C
34	Residential	Abutting Property: 20 East Lenox Street: 40 Washington Street: 20	24	40	40	1/d.u.	A,B,C,F,N,FF
35	Light Industrial, Parking	Z	12	40	NA	Z	B
36a	Commercial or Offices (I)	Z	24	40	NA	AA	B,DD
36b	Light Industrial, Parking	Z	12	40	NA	Z	B
37	Light Industrial, Parking	Z	12	40	NA	Z	B
38	Commercial	Harrison Ave.: 20	12	40	NA	Z	B,C,T
41	Light Industrial, Parking	Z	12	40	NA	AA	B
42	Light Industrial, Commercial	Albany Street: 20	12	40	NA	Z	B
44	Commercial	Z	12	24	NA	Z	B
45	Residential	Massachusetts Av.: 20 Albany Street: 40 Northampton St.: 20 Parcel P115: 40	24	60	45	1/d.u.	A,B,C,F
46a, b, c	Institutional	AA	AA	NA	AA	AA	B,N

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Reuse Parcel Number	Permitted Land Uses	Minimum Set-Back (in feet)	Height (In ft.)		Max. Net Density	Min. Parking Ratio	Planning & Design Requirements
			Min.	Max.			
47	Light Industrial	Z	12	40	NA	Z	B
48	Light Industrial	Malden St. Extended: 20 Fitzgerald Expressway: 80 E. Brookline Extended: 20 Albany Street: 30	16	40	NA	AA	B,C
49a, h	Light Industrial	Albany Street: 20 Harrison Avenue: 30	16	60	NA	Z	B
49c	Commercial	Albany Street: 20	16	40	NA	Z	B
50	Light Industrial, Commercial	Parcel P6C: 0 Albany Street: 20	16	40	NA	Z	B
51a, b	Light Industrial	Albany Street: 20	12	40	NA	Z	B
53	Light Industrial, Parking	Z	12	40	NA	AA	B
54	Residential Institutional Commercial	Rear Property Line: 50 Harrison Avenue: (from E. Canton Street to E. Dedham Street) 50 (E. Dedham Street to Malden Street) Z E. Canton Street: 20 Malden Street: 70	60	75 (4)	AA	1/d.u. + 1/900 (2)	B,C,D,F,M
55	Light Industrial	Z	12	40	NA	Z	B
56	Off Street Parking				AA	NA	B
P(1-6, 10, 12-15, 18-20)	Park	NA			NA	NA	M,N
P(7, 8, 11, 16)	Public Mall or Plaza	NA			NA	NA	M,N,W
P17, 21	Playground	NA			NA	NA	N,GG
PB1	Playground and Underground Parking	NA			NA	NA	I,N,GG
PB2	Playground	NA			NA	NA	N,GG
PB3	Elementary School and Playground	Dartmouth: 20 Columbus Avenue: 20	12	40	NA	Z	B,C,GG
PB4	Elementary School, Intermediate School, Recreation Building and Playground	Massachusetts Ave.: 40 South End By-Pass: 15 Columbus Avenue: 20	12	40	NA	Z	B,C,O,GG
PB5	Library	W. Newton Street: 20 Tremont Street: 20 Rutland Square: 10	12	40	NA	Z	B,C,P
PB6	Institutional	Upton: 10 Shawmut Ave.: 20 W. Dedham Street: 30	12	40	NA	Z	B,C,Q
	Commercial or Offices		12	40	NA	Z	
	Parking Structure		-	24	NA	NA	
	Residential		24	40	AA	1/d.u.	
PB7	Recreation Institutional	Parcel P-7: 0 Shawmut Avenue: 20	12	40	NA	Z	B,C,J
PB8	Institutional	Z	12	40	NA	Z	B

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Reuse Parcel Number	Permitted Land Uses	Minimum Set-back (in feet)	Height (in ft.)		Max. Net Density	Min. Parking Ratio	Planning & Design Requirements
			Min.	Max.			
PB9	Institutional	Parcel P-21: 0 Washington Street: 20 Ball Street: 20 Shawmut Avenue: 20	12	40	NA	Z	B,R
PB10	Elementary School and Playground	Parcel P-16: 10 Washington Street: 150 Parcel RE-5: 0 Shawmut Avenue: 20	12	40	NA	Z	B,C,J,GG
PB11	Institutional, Commercial, Residential	Z	24	40	AA	Z	B,C
PB12	Elementary School and Playground	Parcel P-17: 0 Washington St.: 60 Waltham St.: 20 Abutting Property: 20	12	40	NA	Z	B,S,CC
PB13a, b, c	Institutional	Z		AA	NA	Z	B,C,GG
PB15	Institutional, Residential	Massachusetts Avenue: 20 Parcel 45: 50 Northampton Street: 20 Harrison Avenue: 20	24	80	40	Z	B,C,F,T
PB16	Institutional	Z		AA	NA	Z	B
R(1, 2, 3, 6, 8, 10, 11)	Residential	Z	24	60	40	Z	B,C (R-1,R-8/ DD also)
R(7, 9, 12b, 13)	Residential, Institutional	Z	24	60	40	Z	A,B,C
RC(1-4, 7-9) R12a	Residential - Upper floors Commercial &/or Offices - Ground floor (1)	Z	24	AA	AA	1/d.u. + 1/900 (2)	A,B,C,D (RC-8,DD also) (R12a,L also)
RC5	Residential - Upper floors Commercial - Lower floors, Tremont St. only	Tremont Street: 20	32	60	AA	1/d.u. + 1/900(2)	A,B,C,D,K
RC6	Residential - Upper floors Commercial &/or Offices - Ground floor (1)	Z	24	AA	AA	AA	B,C,D
RD(1-12, 14-57)	Residential Rehabilitation (3)	NA		NA	AA	AA	B,E
RD13, 68	Residential or Commercial (1)	NA		NA	AA	AA	B,D,E
RE2	Residential: Housing for Elderly or Other Residential Subject to Authority Approval	Z	32	60	AA	Elderly: 0.2/d.u. Other: 1/d.u.	B,C,F
RE4	Residential: Housing for Elderly or Other	Comet: 30 Northampton-Camden Connecticut: 20	70	120 (4)	AA	Elderly: 0.2/d.u. Other:	B,C,F,H

Reuse Parcel Number	Permitted Land Uses	Minimum Set-Back (in feet)	Height (in ft.)		Max. Net Density	Min. Parking Ratio	Planning & Design Requirements
			Min.	Max.			
RE4 Continued	Residential Subject to Authority Approval	Shawmut: 20 Abutting Property: 10				1/d.u.	
RE5	Residential: Housing for Elderly or Other Residential Subject to Authority Approval	AA		AA	AA	Elderly: 0.2/d.u. Other: 1/d.u.	B,C
	Institutional	AA		AA	NA	AA	B,C
RE6	Residential: Housing for Elderly or Other Residential Subject to Authority Approval	Abutting Property: 15 Parcel R16: 0 Shawmut Avenue: 20	70	120 (4)	AA	Elderly: 0.2/d.u. Other: 1 d.u.	B,C,J
RE7	Residential: Housing for Elderly or Other Residential Subject to Authority Approval	Wareham Street: 20 Washington Street: 40	Elderly: 70 Other: 24	120 (4) 40	AA	Elderly: 0.2/d.u. Other: 1/d.u.	B,C,F,I
RR(1-32)	Residential (RR-32 also commercial 11) Park, Residentially Oriented Open Space, Off-Street Parking (RR32: also commercial)	Z		AA	AA	Z	B,DD
				NA	NA	NA	B
X13	Institutional, Light Industrial	Walpole Street: 20 Tremont Street: 20	16	40	NA	Z	B
X26	Residential, Commercial, Institutional	Tremont Street: 20		AA	AA	1 d.u. 1 900 (2)	A,B,C,F,K
X27	Residential	Z		AA	AA	1 d.u.	A,B,C,F,J
X28	Residential	Washington Street: 20		AA	AA	1 d.u.	A,B,C,F,S
X39	Light Industrial, Parking	E. Lenox Street: 20	12	40	NA	AA	B
X40	Light Industrial	Z	12	40	NA	AA	B
X43	Commercial	Albany Street: 20	12	40	NA	Z	B
X52a	Light Industrial, Commercial	Massachusetts Avenue: 20	12	60	NA	AA	B
X52b	Open Space	NA		NA	NA	NA	B

Parcels X-13, X-26, X-27, X-28, X-39, X-40, X-43, X-52a and X-52b shall be partially used for the proposed Inner Belt Right-of-Way. On each parcel any portion not so used shall be used according to the preceding Land Use and Building Requirements.

- Footnotes: (1) Specific commercial uses shall be subject to Authority approval and future uses shall be regulated by disposition agreement.
(2) 50% of dwelling unit parking may be counted for commercial requirements.
(3) Commercial use may be allowed on ground floor where permitted by Zoning, subject to Authority approval.
(4) Height requirements shown are for main residential structure. Ancillary or related structures subject to Authority approval.

Abbreviations: NA: Not applicable AA: Subject to Authority Approval
Z: Subject to Zoning Regulations d.u.: Dwelling Unit

Planning and Design Requirements

- A / Whenever possible, a high percentage of the dwelling units on each site shall be for families of more than one individual. Private access and outdoor space (ground or balconies) shall be provided for as many units as possible.
- B / Development shall be consistent and compatible with surrounding development respecting material, form and scale, subject to Authority approval.
- C / Not less than one percent of construction costs shall be utilized to provide street furniture, sculpture, pools or other physical amenities to enhance the development. Notwithstanding this provision, landscaping is required, in addition, as stated in Chapter VI, Section 603: General Requirements and Definitions.
- D / Design relationship of ground floor uses to upper floor uses, including separation of entrances, shall be subject to Authority approval.
- E / Subject to the rehabilitation provisions of Chapter VIII of the Urban Renewal Plan.
- F / Recreation and landscaped sitting areas for occupants shall be provided.
- G / A landscaped pedestrian easement in an arcade shall be provided on the existing public right-of-way of Cubot Street. The development shall be related to the proposed new Frederick Douglass Square Plaza, (Parcel P-11).
- H / Landscaped pedestrian easements shall be provided coinciding with the set-back requirements on Shawmut Avenue and the new Northampton-Camden Street connection.
- I / Underground parking in excess of requirements of the site may be provided to serve the surrounding community.
- J / A landscaped pedestrian easement shall be provided coinciding with the set-back requirements on Shawmut Avenue.
- K / A landscaped pedestrian easement shall be provided coinciding with set-back requirements on Tremont Street.
- L / Landscaped pedestrian easements shall be provided coinciding with the set-back requirements on Massachusetts Avenue and Washington Street.
- M / Bus shelters, newsstands, phone booths, street furniture, etc. may be provided where appropriate subject to Authority approval.
- N / Easement for service and emergency vehicles shall be provided when necessary subject to approval by the Authority.
- O / A landscaped pedestrian easement shall be provided to a depth of 20 feet from parcel line along Massachusetts Avenue coinciding with the set-back requirement.
- P / A landscaped pedestrian easement shall be provided coinciding with the set-back requirements on West Newton Street and Tremont Street.
- Q / A landscaped pedestrian easement shall be provided coinciding with the set-back requirement along West Dedham Street.
- R / A landscaped pedestrian easement shall be provided coinciding with set-back requirements on Ball Street.
- S / A landscaped pedestrian easement shall be provided to a depth of 10 feet from the parcel line along Washington Street coinciding with the set-back requirements.
- T / A landscaped pedestrian easement shall be provided to a depth of 10 feet along Harrison Avenue coinciding with the set-back requirements.
- U / Elderly tower shall be set back a minimum of 100 feet from the property line of the Union Methodist Church.
- V / Maximum height of 120 feet is allowed to depth of 100 feet from Tremont Street.
- W / Paving shall be provided subject to Authority approval.
- X / A landscaped pedestrian easement shall be provided to a depth of 10 feet from parcel line along Camden Street coinciding with the set-back requirements.
- Y / A landscaped pedestrian easement shall be provided north from the southern boundary of the existing Camden Street right-of-way.
- BB / A landscaped pedestrian easement shall be provided to a depth of 10 feet coinciding with the required set-back along Dartmouth Street.

CC / A minimum of 50 units of public housing for the elderly shall be provided for on this site.

DD / The structures shall be designed so as to connect visually the facades of abutting structures.

EE / A landscaped pedestrian easement shall be provided in an area bounded by Warren Avenue, Berkeley Street, Tremont Street and the 50 foot setback line from Berkeley Street.

FF / Landscaped pedestrian easements shall be provided to a depth of 20 feet from East Lenox Street coinciding with the set-back requirements.

GG / Appropriate recreation equipment will be provided subject to Authority approval.

SECTION 603: General Requirements and Definitions

These definitions, standards, and controls apply to all disposition parcels, unless specifically excepted or otherwise applied.

General Requirements

1 / Maximum Floor Area Ratio

The maximum floor area ratio shall mean the maximum ratio of gross floor area of a structure or group of structures to total parcel area. Floor area ratios may be less than maximum, but in no case may it exceed the Boston Zoning Code.

2 / Vehicular Access

Vehicular access to re-use parcels shall be determined at the time disposition agreements are signed by the Authority and the Developer of the parcel. It is the intent of this plan to provide vehicular access from the rear of re-use parcels or on side streets, or avoiding, where possible, direct access off of major arterials, or cross-town streets.

3 / Parking Areas

Parking areas include all space allocated for vehicular use, including service drives, maneuvering space, and parking spaces, as well as the landscaping requirements contained herein. Where parking spaces are required, 300 square feet shall be allocated per required space, unless specific parking plans are approved by the Authority.

Unless otherwise required, off-street parking spaces shall be provided in a number sufficient to meet the needs of persons employed at or otherwise using the facilities involved. In determining the appropriateness of parking areas, the following standards will be considered as desirable guidelines:

- a / Single large parking areas are considered undesirable. Several smaller parking areas to meet parking requirements are encouraged. For residential parcels particularly, where several or more parking spaces are required, no single parking area should exceed 15 per cent of the total site.
- b / All parking required in connection with residential development should be within 200 feet of a dwelling unit, and all dwelling units should be within 200 feet of parking.
- c / All open parking areas shall have at least one tree for every twelve parking spaces.
- d / An open parking area in excess of 10 parking spaces shall be visually screened with planting or appropriate fencing along the perimeter.
- e / Access driveways shall be a minimum of 20 feet in width and shall not be obstructed within a height of 14 feet of their surface.
- f / Appropriate night lighting should be provided.

Departures from these guidelines may be permitted upon a demonstration by the developer that the intention of this section is otherwise substantially met. Parking space requirements can be met by either open or covered parking and by parking spaces wholly or partially within the buildings housing the principal uses to which the site is devoted.

4 / Off Street Loading

Developers and owners of all buildings shall demonstrate to the satisfaction of the Authority that the off-street loading needs of the property will be met adequately, or that the lack of such facilities is due to existing conditions, but will not be detrimental to surrounding areas of the Project. The following are guidelines to the off-street loading bay requirements applicable to the uses permitted in the Project Area:

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Gross Floor Area (in thousands of square feet)	General Business	General Office	Institu- tional	Transient Housing	Residen- tial
Under 15	0	0	0	0	0
15-50	1	1	1	1	0
50-100	1	1	1	1	0
100-150	2	2	2	2	0
150-300	3	3	3	3	0
300 & over	*	*	*	*	0

* 4 plus 1 for each additional 150,000 square feet or major fraction thereof.
Loading bay requirements are not applicable to parking garages or public parks.
No loading dock shall cause a vehicle using it to interfere with a public right-of-way.

5 / Open Space

All open areas must be suitably landscaped so as to provide a visually attractive environment. Where open space is required not more than 80 percent may be paved, and the remainder shall be planted. Trees in the gross number of no less than five per quarter acre of the total open space shall be provided. No area assigned for vehicular use shall be counted as fulfilling open space requirements.

6 / Storage

The open air storage of materials, equipment or merchandise, other than automobiles, unless expressly stated, shall not be permitted in any section of the Project Area without written approval by the Authority.

7 / Other On-Site Improvements

The appearance of buildings, open space and other improvements in all sites of the Project Area shall be maintained in good repair and in clean, sanitary, and attractive condition. Sufficient and suitable refuse and garbage storage and disposal facilities, including structural enclosures, where appropriate, shall be provided and properly maintained.

8 / Sign Control

Signs within the Project Area shall be restricted to the non-animated and non-flashing type, identifying only the establishment and nature of its products. All signs must be suitably integrated with the architectural design of the structure which they identify. No sign shall project beyond the face of the building more than 24 inches. The size, design, location and number of signs shall be approved by the Authority. No signs or advertising shall be placed on the exterior facade on or above the floor level of the third floor of any structure. No sign shall project above the roof of the structure on which it is mounted. Any exceptions to the above controls, or the placement or replacement of any sign during the 40-year duration of this Plan, must be approved by the Authority.

9 / Exterior Lighting

Exterior lighting may be used to light doors, entrances, show windows, plazas, parking areas, open spaces and water surfaces. Such lighting shall be located and shielded so as to prevent glare on adjacent properties. No flood lighting of buildings or streets will be permitted except by special approval of the Authority.

10 / Utilities

The placement or replacement of all private and public utilities will be underground. Utility easements, when necessary, shall be provided by developer. Easements shall be checked and accepted by the City Department of Public Works.

11 / Building Construction

All buildings shall be constructed in full compliance with all state and local laws, ordinances, codes and regulations as amended.

12 / Provisions for Handicapped People

All new buildings in the Project Area shall be so designed that persons in wheelchairs can enter and leave and travel about the building in a reasonable manner without undue obstruction.

13 / Subdivision

The Authority may subdivide parcels as appropriate, with permitted uses made applicable

to sub-parcels. In the event of subdivision, parking requirements will be divided as appropriate.

DEFINITIONS

Arcade

An area of a building which is open to public access along its entire length.

The Authority

Where used herein refers to the Board of the Boston Redevelopment Authority.

Alternate Land Uses

As used in Sections 603 and 605, those land uses described as "Alternate Land Uses" in Section 602.

SECTION 604: Land Use Provisions, Planning Objectives, and Other Requirements for the Development of Castle Square.

PARCEL 1

The principal use of this parcel shall be housing to be constructed under the provisions and spirit of Section 221(d)(3) of the Federal program for housing moderate income families displaced by governmental action. It shall meet the rent and dwelling unit distribution provided herein. Approximately 500 units of 221(d)(3) housing shall be provided and local shopping may be provided at ground level.

Major Design Objectives

- 1 / The development shall be compatible with existing row housing in the South End and shall be related to the community of which it is a part. High rise buildings shall be designed with a respect for the human scale of the original South End community.
- 2 / A maximum number of the larger size dwelling units shall have access to private outdoor space either on the ground or on balconies.
- 3 / Adequate recreation areas for small children and landscaped sitting areas for adults for use of residents shall be provided.
- 4 / Convenient vehicular access shall be provided to the housing. The number of curb cuts in Tremont Street, Dover Street, and Shawmut Avenue shall be held to a minimum.
- 5 / Local shopping shall be designed to produce an attractive street facing both Tremont Street and the new housing on the interior of the parcel. Use of arcades and small shopping courts is encouraged. Roof of the shopping space shall be attractive to the view and should be made available to the residents for appropriate recreational use.
- 6 / Any parking structure shall be designed to be compatible with other buildings on the parcel.

Land Use Controls

PERMITTED USES

Housing and related public and semi-public uses including parking. Local shopping and related uses may be developed along Tremont Street including parking.

NUMBER, SIZE AND DISTRIBUTION OF UNITS

Approximately 500 units of 221(d)(3) housing units shall be provided. No more than 300 of these units may be in elevator structures. The exact number, size, and distribution of dwelling units shall be submitted to the Boston Redevelopment Authority for approval.

HEIGHT AND BUILDING TYPE

Housing along Tremont Street may be provided in elevator buildings, a maximum of seven stories high. The balance of the 221(d)(3) housing units must be in buildings two to four stories high. These must provide a maximum number of individual entries to units. The ideal shopping space shall be one story high and integrated with the housing along Tremont Street.

Any parking structure shall be no more than three stories high (30 feet from grade to top parking level.)

SET-BACK

The set-back along Dover Street shall be 20 feet from the public right-of-way. The set-back from Shawmut Avenue/Tremont Street and Herald Street may be zero, except that in order to prevent traffic hazards the Boston Redevelopment Authority, in its review of

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development proposals, may require a minimum set-back at traffic intersections which set-back shall be defined as a triangle with sides of 20 feet along each intersecting street.

SIGNS

Signs shall be suitably integrated with the architectural design of the commercial structures which they identify. No sign shall project above the roof of the commercial structure. No flashing or animated signs shall be permitted. The amount of surface for fixed signs and advertising shall be limited to eight (8) square feet per one hundred (100) square feet of front facade surface of commercial use. The size, design, location and number of signs must be specified in all redevelopment proposals and approved by the Authority.

PARKING

Minimum on-the-ground parking for the 221(d) (3) housing of one car for every two units shall be provided by the Boston Redevelopment Authority. The balance of parking spaces for this housing to provide one space for each unit shall be the responsibility of the developer and may be in a parking structure. In addition to the parking for the housing, one square foot of parking space shall be provided for each one net square foot of commercial space. Parking required for commercial uses may be provided in public parking spaces not required to meet the parking requirements for housing units or in a parking structure. Additional parking spaces for commercial, industrial, and institutional use may be provided in a parking structure within the limitation of height permitted.

EASEMENTS

An easement for existing utilities in the right-of-way of existing Compton Street shall be maintained. Easements for utilities shall be provided by the developer for new utility lines. Electric power and telephone distribution shall be underground. Easements shall be checked and accepted by the Public Works Department.

DESIGN REVIEW

Site plans, plans and elevations of buildings and building specifications, plans and designs for signs shall be subject to design review and approval of the Boston Redevelopment Authority.

DEVELOPMENT

The developer shall undertake the development of Parcel 1 under a single mortgage utilizing the provisions of Section 221(d) (3).

The developer shall devote not less than one percent of construction costs to provide street furniture, sculpture, pools or other physical amenities to enhance the development.

PARCEL 2

The principal use of this parcel shall be housing for the elderly to be constructed by the Boston Housing Authority. Approximately 100 units shall be provided.

Major Design Objectives

- 1 / The development shall be compatible with existing row housing in the South End and shall be related to the community of which it is a part. High rise buildings shall be designed with a respect for the human scale of the original South End community, and shall be coordinated with the design of other high rise buildings to be built in Castle Square.
- 2 / Recreation and landscaped sitting areas for use of residents shall be provided.
- 3 / Convenient vehicular access shall be provided to the housing.

Land Use Controls

PERMITTED USES

Housing and related public and semi-public uses. No parking on the site shall be permitted.

NUMBER, SIZE AND DISTRIBUTION OF UNITS

Approximately one hundred units of housing shall be provided.

HEIGHT AND BUILDING TYPE

Housing on the site shall be provided in elevator buildings, a maximum of seven stories high.

SIGNS

The size, design, location and number of any sign must be approved by the Authority.

PARKING

Off-site parking areas adjacent to the parcel shall be publicly provided.

EASEMENTS

Easements for utilities shall be provided by the developer for new utility lines. Electric power and telephone distribution shall be underground. Easements shall be checked and accepted by the Public Works Department.

Easements for public passage under the buildings shall be provided by the developer.

DESIGN REVIEW

Site plans, plans and elevations of buildings and building specifications, plans and designs for signs shall be subject to design review and approval of the Boston Redevelopment Authority.

PARCEL 3

The principal use of this parcel shall be light manufacturing. This use shall be in keeping with the location of this site within the heart of the City. Manufacturing processes should be restricted to those that are relatively noiseless, odorless and smokeless.

Major Design Objectives

- 1 / **Architectural Unity** - it is highly desirable that all new structures constructed on this site achieve a high level of architectural unity. This may be accomplished through the use of similar materials, roof heights, roof profiles, scale of openings, treatment of details, etc.
- 2 / **Parking** - it is desirable to locate all parking and loading at an internal site location so that large open expanses of parking and pavement are not visible from the public right-of-way. This is particularly important on Shawmut Avenue.
- 3 / **Roofs** - roofs shall be organized so that all vents and chimneys and any other projections are architecturally organized and detailed so that they will provide an attractive appearance when viewed from pedestrian level along the public right-of-way and from windows of high buildings in the vicinity.
- 4 / **Landscaping** - trees and plant material shall be added to the site in appropriate areas and appropriate amounts. This is particularly important in the areas along Shawmut Avenue and those adjacent to church parcels. Planting and attractive fencing shall be provided to screen parking areas from the view of adjacent housing and church sites.
- 5 / **Night Lighting** - lighting shall be provided to insure the safety of those using the parking lots and pedestrian paths within the parcel. Lighting fixtures shall be shielded to prevent glare to motorists and pedestrians. All fixtures shall be in architectural harmony with the new buildings constructed on the site.
- 6 / **Handicapped People** - all new buildings in this parcel should be designed, insofar as feasible, so that persons in wheel chairs may enter and leave and travel about the buildings in a reasonable manner without undue obstructions. It is desirable that appropriate entrances and exits for such persons be constructed on all major frontages.

Land Use Controls

PERMITTED USES

Light manufacturing; storage (enclosed) and distributive uses; retail except automobile, trailer or scrap; eating and drinking establishments; places of entertainment; offices; related off-street parking and loading.

HEIGHT AND BUILDING TYPE

Buildings shall be designed to be compatible with the adjacent housing and church structures, and landscaping shall be provided.

SET-BACK

None required on Herald Street, Dover Street or Shawmut Avenue except that, in order to prevent traffic hazards, the Boston Redevelopment Authority in its review of development proposals may require a minimum set-back at traffic intersections, which set-back shall be defined as a triangle with sides of 20 feet along each intersecting street. A 16 foot set-back is required from the Washington Street right-of-way. Maximum floor area ratio: 6:0.

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SIGNS

Signs shall be restricted to non-flashing and non-animated types, identifying only the establishment and nature of its products. All signs must be suitably integrated with the architectural design of the structure which they identify. No sign shall project above the roof of the structure on which it is mounted. No sign shall project beyond the face of the building more than 24 inches. Sign surface shall be limited to eight (8) square feet per one hundred (100) square feet of front facade surface of the first two floors in that occupancy of the structure. The size, design, location, and number of signs must be specified in all redevelopment proposals and approved by the Authority.

OFF-STREET PARKING

One on-site space for each five employees of industrial and commercial uses. Additional one square foot for each square foot of floor space for retail use or one space for every five persons served at any one time in eating establishments.

OFF-STREET LOADING

All loading bays must be constructed so that no on-street maneuvering is necessary. Access to loading bays shall be limited to Washington Street, Shawmut Avenue and Herald Street. Loading bays shall be provided as required by the applicable zoning ordinance.

EASEMENTS

An easement for existing utilities in the right-of-way of existing Compton Street shall be maintained until completion of Shawmut Avenue utility work.

DEVELOPMENT

The developer shall devote not less than one percent of construction costs to provide street furniture, sculpture, pools, landscaping or other physical amenities to enhance the development.

DESIGN REVIEW

Site plans, plans and elevations of buildings and building specifications plans and designs for signs shall be subject to design review and approval of the Boston Redevelopment Authority.

PARCELS 4 AND 5

The principal use of these parcels shall be Institutional. It is expected that they shall be devoted to purposes ancillary to the Holy Trinity Church on Shawmut Avenue.

Major Design Objectives

- 1 / **Architectural Unity** — it is highly desirable that all new structures constructed on these sites achieve a high level of architectural unity with the Holy Trinity Church. This may be accomplished through the use of similar materials, roof heights, roof profiles, scale of openings, treatment of details, etc.
- 2 / **Parking** — it is desirable to locate all parking at an internal site location so that large open expanses of parking and pavement are not visible from the public right-of-way. This is particularly important on Shawmut Avenue.
- 3 / **Roofs** — roofs shall be organized so that all vents and chimneys and any other projections are architecturally organized and detailed so that they will provide an attractive appearance when viewed from pedestrian level along the public right-of-way and from windows of high buildings in the vicinity.
- 4 / **Landscaping** — trees and plant material shall be added to the sites in appropriate areas and appropriate amounts. This is particularly important in the areas along Shawmut Avenue. Planting and attractive fencing shall be provided in screen parking areas from the view of nearby housing developments.
- 5 / **Night Lighting**
Lighting shall be provided to insure the safety of those using any parking lots or pedestrian paths within the parcel. Lighting fixtures shall be shielded to prevent glare to motorists and pedestrians. All fixtures shall be in architectural harmony with the new buildings constructed on the sites.
- 6 / **Handicapped People**
All new buildings in these parcels should be designed, insofar as feasible, so that persons in wheel chairs may enter and leave and travel about the buildings in a reasonable manner without undue obstructions. It is desirable that appropriate entrances and exits for such persons be constructed on all major frontages.

*Land Use Controls.***PERMITTED USES**

Institutional and church uses, and uses ancillary thereto; related off-street parking.

HEIGHT AND BUILDING TYPE

Buildings shall be designed to be compatible with the nearby housing and church structures; and landscaping shall be provided. Maximum floor area ratio: 6.0.

SET-BACK

None required, except that, in order to prevent traffic hazards, the Boston Redevelopment Authority in its review of development proposals may require a minimum set-back at an intersection, which set-back shall be defined as a triangle with sides of 25 feet along each intersecting street.

SIGNS

The size, design, and location of any signs must be approved by the Authority.

DEVELOPMENT

The developer shall devote not less than one percent of construction costs to provide street furniture, sculpture, pools, landscaping, or other physical amenities to enhance the development.

DESIGN REVIEW

Site plans, plans and elevations of buildings and building specifications, and plans and designs for signs shall be subject to design review and approval of the Boston Redevelopment Authority.

PARCEL 6

The principal use of this parcel shall be public walks, park areas, drives and parking areas.

Major Design Objectives

- 1 / All open areas shall be attractively landscaped to provide a pleasing environment for the residents of Parcels 1 and 2.
- 2 / Adequate recreation areas for small children and sitting areas for adults shall be provided.
- 3 / Paving and landscaping shall be designed to be compatible with paving and landscaping provided on Parcels 1 and 2.
- 4 / All open areas shall be suitably lighted at night for the comfort and safety of the public.

*Land Use Controls***PERMITTED USES**

Pedestrian walks; park areas; drives and parking areas.

SIGNS

The size, design, and location of any sign must be approved by the Authority.

EASEMENTS

An easement for existing utilities in Compton Street shall be maintained.

DESIGN REVIEW

Plans and specifications for paving, landscaping, and all other improvements shall be subject to design review and approval of the Boston Redevelopment Authority.

Not-to-be-acquired Parcels

The two buildings which lie on excluded parcels, 100 Shawmut Avenue and the Holy Trinity Church building are in good structural condition, are not needed for public improvements, and are or can be made compatible with the requirements and objectives of this section. To the extent that a building is not presently compatible therewith, agreements will be entered into between the Authority and the owner, providing for whatever work is needed to make it so compatible and subjecting the property to the continuing controls of the Plan. Where the owner of such a structure refuses to enter into such an agreement or fails to carry out the required improvements within the time provided in the agreement, the property will be subject to the eminent domain powers of the Authority.

A / 100 SHAWMUT AVENUE

For the existing building:

a / *Permitted uses:* the principal use of this structure shall be light manufacturing. This use shall be in keeping with the location of this site within the heart of the City. Manufacturing processes should be restricted to those that are relatively noiseless, odorless, and smokeless. Uses may include storage (enclosed) and distribution; retail except automobile, trailer or scrap; eating and drinking establishments; offices; related off-street parking and loading.

b / *Building requirements:* all visible facades of the building shall be cleaned, treated, and maintained in such a manner as to make the building compatible with the new developments in Castle Square.

Access for loading and parking shall be from Herald Street only and shall be done off-street.

Signs shall be suitably integrated with the architectural design of the structure. No sign shall project above the roof. No flashing or animated signs shall be permitted. The amount of surface for fixed signs and advertising shall be limited to eight (8) square feet per one hundred (100) square feet of front facade surface at each floor level. The size, design, location and number of signs must be specified in all rehabilitation proposals and approved by the Authority.

Existing parking and loading facilities must be maintained for this purpose. This area must be adequately lighted at night for purposes of safety. However, no lights shall glare into traffic on the abutting streets or into the housing areas in Castle Square. Any changes to the existing structure, affecting the exterior of the structure, shall be subject to design review and approval of the Boston Redevelopment Authority.

All open areas shall be attractively landscaped, and all parking and loading areas shall be screened from the street and from adjacent Church property by appropriate foliage or suitable walls. Parking for visitors to the Holy Trinity Church should be permitted when such facilities are not otherwise in use.

If the existing structure should be destroyed or demolished, the following controls shall apply:

a / *Permitted uses:* light manufacturing; storage (enclosed) and distributive uses; retail except automobile, trailer, or scrap; eating and drinking establishments; places of entertainment; offices; related off-street parking and loading.

b / *Building requirements:* the controls and objectives for Parcel 3, set forth in this section, shall apply.

B / HOLY TRINITY CHURCH

For the existing building:

a / *Permitted uses:* this parcel shall be devoted to institutional uses.

b / *Building requirements:* the existing Church building shall be maintained in good condition.

If the existing structure should be destroyed or demolished, the following controls shall apply:

a / The religious facilities now existing may be rebuilt in a manner acceptable to the Boston Redevelopment Authority after design review.

b / If alternative "a" should prove undesirable or unfeasible, the affected parcels shall become subject to the same controls as in Parcel 3 in this section. However, if Parcels 4 and 5 have already been developed, the land shall be used in such a way as to be compatible with the uses on Parcels 4 and 5. This may include institutional or residential use. Any new building on this site shall be subject to design review and approval by the Boston Redevelopment Authority.

SPECIAL CONDITION UNDER WHICH PROPERTY DESIGNATED FOR DEMOLITION MAY NOT BE DEMOLISHED

1083 Washington Street, a portion of Parcel 3, is presently designated for demolition by the Boston Redevelopment Authority. However, if within six months after

approval by the Authority of this section, the developer of Parcel 3 presents a feasible proposal for the development of Parcel 3 which contemplates the retention of the portion of this property which fronts on Shawmut Avenue, which is approved by the Authority, said portion shall not be demolished. In such event, the following controls shall apply:

Permitted uses:

Shall be the same as those permitted throughout the remainder of Parcel 3.

Building requirements:

All visible facades of the building shall be treated and maintained in such a manner as to make it compatible with the new developments in Castle Square. The Shawmut Avenue facade of the existing structure shall be given extensive treatment in order to make it clean and uniform in design with adjacent new construction. This may be satisfied by pointing and cleaning existing brick or by screening the entire facade with a curtain wall. Other walls of the structure are to be harmonious in either case.

Access for loading and parking shall be from Washington Street only.

Parking and loading facilities shall be expanded to meet adequately the needs of the occupant. Enough space off-street must be allotted in order that the company's fleet of trucks will not have to park on either Washington Street or Shawmut Avenue. All open areas shall be screened with foliage or walls to block views from the street. On Shawmut Avenue, this screen must be integrated with the facade of the structure on Shawmut Avenue.

Signs shall be restricted to non-flashing and non-animated types, identifying only the establishment and nature of its products. All signs must be suitably integrated with the architectural design of the structure which they identify. No sign shall project above the roof of the structure on which it is mounted. No sign shall project beyond the face of the building more than 24 inches. Sign surface shall be limited to eight (8) square feet per one hundred (100) square feet of front facade surface of the first two floors in that occupancy of the structure. The size, design, location, and number of signs must be specified in all redevelopment proposals and approved by the Authority.

Parking and loading areas shall be adequately lighted at night for purposes of safety. However, no lights shall glare into traffic on the abutting streets or into the housing areas in Castle Square. All fixtures shall be subject to design review and approval by the Authority.

Existing roofs shall be cleared of debris and maintained in an attractive way, since they can be viewed from the proposed housing.

Any changes in the existing structure, either required above or proposed by the owner or developer, shall be subject to design review and approval of the Boston Redevelopment Authority.

SECTION 605: Alternate Land Uses

Alternate land uses for any of the reuse parcels are subject to Authority approval according to the objectives of the Urban Renewal Plan.

SECTION 606: Excluded Parcels

Excluded parcels are located as shown on Map 3: Reuse Parcels.

Changes in land use in any part or whole of any of the excluded parcels shall conform to the objectives and requirements of the Urban Renewal Plan.

If the existing structures in any excluded parcel are destroyed or demolished, the Authority reserves the right to acquire the parcel and establish further land use and building requirements for the parcel.

Plans for rehabilitation of all excluded parcels contained in this section shall be subject to design review and approval.

In addition to the requirement of design review and Authority approval, rehabilitation requirements stated in Chapter VIII, land use and building requirements for excluded parcels listed below shall be as follows:

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**A / 270 COLUMBUS AVENUE
785-789 TREMONT STREET
445-447 MASSACHUSETTS AVENUE**

It shall be required that all open areas be appropriately landscaped, that outside storage and work areas be screened from public view and that buildings be made compatible with the surrounding area and proposed new development.

B / 533-TREMONT STREET

This parcel containing the National Theater shall be rehabilitated in a manner compatible with the restoration of the historic property on Parcel 9 and new development on Parcel 8. Specific design controls for this parcel shall be established at the time disposition agreements are signed by the Authority and the developers of Parcels 8 and 9.

C / 775-821 COLUMBUS AVENUE

It shall be required that all open areas be appropriately landscaped, that outside storage and work areas be screened from public view and that buildings be made compatible with the surrounding area and new development. In the event that the property is sold, the Authority reserves the right to acquire, at fair market value, the portion of the parcel north of a perpendicular line drawn from Columbus Avenue to the rear lot line from a point at the southernmost part of the Carter Playground. The acquired portion will be sold to the City of Boston, Parks and Recreation Department, as an addition to the Carter Playground.

D / 791 TREMONT STREET

Maximum use shall be made of the courtyard of this building for off-street loading and parking. The exterior of the building on this parcel shall be rehabilitated in a manner compatible with new construction on Parcel 16, landscaping along Tremont Street, and new construction on Parcel RC 7.

**E / 53-69 NORTHAMPTON STREET
66-74 NORTHAMPTON STREET**

All open areas shall be appropriately landscaped and screened. The building contained on the parcel shall be rehabilitated in a manner compatible with new construction on Parcels 34b, 34, 38, 45, and PB15.

F / 73 WEST CANTON STREET

Because of its crucial location in the South End Center, this parcel containing electrical equipment owned by the Boston Edison Company shall have an architectural screen around the perimeter of the property line hiding the equipment and buildings housing it from public view. The design of the screen shall be subject to Authority review and approval and shall be designed in a manner compatible with new construction on Parcels PB7, 19a, 19b, 19c, P7, R6, and PB6.

**G / 20-40 BUCKINGHAM STREET
101-319 COLUMBUS AVENUE
437 COLUMBUS AVENUE**

These properties shall be maintained at a level compatible with new construction on adjacent parcels. The roofs of the structures shall be maintained and cleaned of debris, and the use of roof space, air rights, and open spaces as an adjunct to adjacent Parcels shall be negotiated between the owners of the excluded parcels and the Authority in keeping with the objectives of the Urban Renewal Plan.

**H / 888-894 TREMONT STREET
950-958 TREMONT STREET**

All open areas shall be appropriately landscaped and screened. The buildings shall be rehabilitated in a manner compatible with new construction on Parcels 16, 22, 23.

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1 / 460 ALBANY STREET
464 ALBANY STREET

It shall be required that all open spaces be appropriately landscaped, that outside storage and work areas be screened from public view and that buildings be made compatible with the surrounding area and new development.

SECTION 607: Interpretation

In the event of any question regarding the meaning or construction of any or all of the standards, controls, or other provisions of this Plan, the interpretation or construction thereof by the Authority shall be final and binding.

SECTION 608: Duration of Controls

The provisions and requirements established in the Plan shall be maintained and in effect for a period of **FORTY (40)** years from the date of the original approval of the Urban Renewal Plan by the Boston City Council, except for Sections 1101 and 1102, which shall remain in effect for a period of **ONE HUNDRED (100)** years from said date.

CHAPTER VII: DEVELOPER'S OBLIGATIONS

SECTION 701: Applicability

The provisions of this chapter shall apply to all parcels upon their disposition by the Boston Redevelopment Authority and shall be implemented by appropriate covenants and provisions in disposition documents.

SECTION 702: Compliance with the Plan

Development of the land in the Project Area shall be made subject to the regulations and controls set forth in the Urban Renewal Plan. The purpose of such regulations and controls is to assure that the renewal and development of land within the Project Area will conform to the planning and design objectives of the Plan. It is therefore the obligation of all developers not only to comply with these regulations or controls but also to familiarize themselves with the overall Urban Renewal Plan and to prepare development proposals which conform to the Plan.

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SECTION 703: Design Review

All development proposals will be subject to design review, comment and approval by the Boston Redevelopment Authority prior to land disposition and prior to the commencement of construction.

In addition to assuring compliance with the specific controls, regulations and design objectives set forth in this Plan and as more specifically set forth in disposition documents, the Boston Redevelopment Authority shall establish design review procedures and evaluate the quality and appropriateness of development proposals with reference to the design objectives and requirements set forth in this Plan and in the disposition documents.

SECTION 704: General Obligations

The Authority shall obligate redevelopers and purchasers of land in the Project Area, and their successors and assigns, by covenants and conditions running with the land or other appropriate means providing for reasonable action in the event of default or noncompliance by such redevelopers and purchasers:

- 1 / To devote, develop or otherwise use such land only for the purpose and in the manner stated in the Plan;
- 2 / To comply with such terms and conditions relating to the use and maintenance of such land and improvements thereon as in the opinion of the Authority are necessary to carry out the purpose and objectives of the Plan and of the relevant provisions of Chapter 121, Massachusetts General Laws;
- 3 / To commence, execute and complete construction and improvements in accordance with reasonable time schedules as determined, agreed on and established by the Authority;
- 4 / Where appropriate to give preference in the selection of tenants for dwelling units or tenants for commercial space built in the Project Area to persons displaced from such area on account of action taken pursuant to this Urban Renewal Plan, who desire to rent such dwelling units or such commercial space and who will be able to pay rents or

prices equal to rents or prices charged other tenants for similar or comparable space built as a part of the same redevelopment.
5 / To make adequate provisions for works of art and other amenities in accordance with the policy as established by the Authority.

SECTION 705: Disposition by Developer

The Developer shall not dispose of all or part of his interest within the Project Area without the written consent of the Boston Redevelopment Authority until the full completion by the developer of all improvements required by and in conformity with the terms and conditions of both the Urban Renewal Plan and the land disposition Agreement entered into between the Developer and the Authority. Such consent shall not be granted, except under conditions that will prevent speculation, protect the interest of the Boston Redevelopment Authority and the City of Boston, and effect compliance with and achieve the objectives of Chapter 121 and, where applicable, Chapter 121A, of the Massachusetts General Laws, and amendments thereto.

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CHAPTER VIII: REHABILITATION

SECTION 801: Identification and Applicability

All properties and buildings within the Project Area which are not designated for acquisition by the Boston Redevelopment Authority as shown on Map 1: Property Map, are to be maintained at or brought to a level which achieves a decent standard of safe and sanitary housing and shall be made to conform to the standards in this chapter.

Any property or building which is not maintained at or brought to conformity to said standards may be acquired by the Boston Redevelopment Authority as provided in Chapter IV.

SECTION 802: General Objectives

The basic objectives of rehabilitation activity within the project area shall be to secure and maintain all structures and their environment so as to:

- a / prevent the spread, as well as the recurrence of blight and substandard conditions;
- b / restore deteriorating areas and structures to sound condition;
- c / increase and stabilize the economic value of individual properties;
- d / create decent, safe, and sanitary structures providing the greatest degree of amenity, convenience, usefulness, attractiveness, and livability for the occupants and users thereof.

SECTION 803: Planning and Design Objectives

The Planning and Design Objectives are to:

- a / Review land uses which will be complementary, and shall not adversely affect each other;
- b / Insure that non-residential uses will not create traffic congestion or other adverse effects;
- c / Regulate non-conforming uses so that they will not produce crowding, noise, odors, air pollution, glare, heat, vibration, dirt, or other effects detrimental to the health, safety and general welfare of the community;
- d / Maintain the physical character of buildings architecturally consistent with the surrounding neighborhood in order to eliminate deteriorating or blighting influences, to encourage neighborhood stability, maintenance of property, and a proper land use as provided in this Urban Renewal Plan. Pursuant to this objective, the unique, unifying, and harmonious predominance of brick facades shall be preserved, and the fronts of structures with such facades shall not be covered with sheathing or siding of any kind or design. All open areas shall be attractively landscaped in order to enhance the character of the neighborhood;
- e / Require that buildings be structurally sound;
- f / Provide adequate off-street parking where appropriate;
- g / Signs shall be consistent with the objectives stated in Chapter VIII, Section 806.

SECTION 804: Health Objectives

Sanitary objectives must be attained in order to eliminate conditions which cause disease or which are otherwise detrimental to the public health, safety, and the general welfare of the community. To achieve this all facilities necessary for adequate heat,

light, plumbing and general sanitation must be properly installed and maintained in good working condition. Structural and environmental conditions necessary to provide adequate and healthy living and working space must be maintained in accordance with code requirements specified in Section 807 of this Chapter.

SECTION 805: Safety Objectives

Safety objectives must be achieved to prevent unsafe conditions which might cause injury to persons or damage to property, including adjacent buildings in accordance with code requirements, specified in Section 807 of this Chapter. To achieve this:

- a / Potential fire hazards must be eliminated;
- b / Unsafe conditions in yards and open spaces must be eliminated;
- c / The exterior and interior of structures and all facilities must provide maximum safety; and
- d / Satisfactory means of egress must be provided.

SECTION 806: Additional Objectives for Non-Residential Rehabilitation

In addition to the objectives set forth in Sections 802 through 805, the following objectives shall apply to all non-residential property not designated for acquisition by the Boston Redevelopment Authority as shown on Map 1: Property Map. These objectives are to require:

- a / Commercial, industrial, and other non-residential uses provide adequate off-street parking and loading facilities where appropriate;
- b / Control of noxious by-products;
- c / That the physical character of buildings to remain be architecturally consistent with buildings in the immediate vicinity in order to eliminate deteriorating or blighting influences and to achieve an aesthetically pleasing environment, thereby encouraging neighborhood stability, maintenance of property, and maintenance of proper land uses;
- d / That all open areas be attractively landscaped in order to enhance the character of the neighborhood;
- e / That buildings be structurally sound;
- f / That signs be integrated with the overall structural appearance of the buildings, not adversely affect the general character or appearance of the area and shall be consistent with sign controls specified in Chapter VI, Section 603;
- g / That non-residential uses which are permitted to remain and which abut or are across the street from a residential use place and maintain an appropriate landscaped or architectural screen.

SECTION 807: Rehabilitation Standards

All structures and buildings within the Project Area which are not designated for acquisition by the Boston Redevelopment Authority as shown on Map 1: Property Map, shall be maintained at or made to conform to:

- a / The "Sanitary Code of the Commonwealth of Massachusetts," and revisions and amendments thereto;
- b / The "Building Code of the City of Boston," and revisions and amendments thereto;
- c / The "Fire Prevention Code" of the City of Boston, set out in Chapter 3 of the City Ordinances of 1959, and ratified by Chapter 314, Massachusetts Acts of 1962, and amendments thereto;
- d / The City of Boston Zoning Code, and revisions and amendments thereto;
- e / The Commonwealth of Massachusetts Public Safety Regulations, Chapter 143, and amendments thereto;

8269 186

f / The Commonwealth of Massachusetts Inholders and Common Victualers Regulations, as applied to the licensing and maintenance of lodging houses, rooming houses, and hotels; and

g / All other applicable state and local laws, ordinances, codes, and regulations; provided that, where this plan imposes a greater restriction than is imposed or required by any of the aforesaid, the provisions of this Plan shall prevail; and provided, further, that deviations from such laws, ordinances, codes and regulations may be granted and approved as provided under Chapter 121 and Chapter 121A, Massachusetts General Laws, and amendments thereto and as otherwise provided under such laws, ordinances, codes and regulations where applicable. Failure to set forth herein any provision of any such law, ordinance, code or regulation shall not be deemed to make such provision inapplicable.

SECTION 808: Inspection and Notice

The Boston Redevelopment Authority shall inspect each and every property not designated for acquisition as shown on Map 1: Property Map.

Whenever it has been found on inspection that a residential or nonresidential property or structure does not meet the objectives, standards, and regulations of this Chapter, the Authority shall, within a reasonable period of time after the inspection, give notice of such nonconformance to the owner of said property or structure. Such notice shall be in writing, addressed to the owner and to other persons required to be notified at their last known address, and shall be sent by certified or registered mail.

Such notice shall state why it is being issued; shall specify the respects in which the property fails to meet the objectives, standards, and controls of the Plan; and shall specify what work is required to bring the property into compliance. Such notice may also set a proposed schedule for beginning and completing each part of the work, provided that a reasonable time is allowed for the performance of any act required.

If at the end of such period satisfactory conformance to the standards and objectives of Chapter VIII has not been achieved, the Boston Redevelopment Authority may acquire the property pursuant to Chapter IV, Section 403.

SECTION 809: Technical Assistance

Technical assistance for rehabilitation shall be provided by the Boston Redevelopment Authority for the purpose of developing an awareness and understanding of rehabilitation objectives, standards, requirements and methods; and for the purpose of providing guidance in planning, design, construction, financing and execution of individual rehabilitation activities as necessary to carry out the provisions of this Urban Renewal Plan.

SECTION 810: Property to be Acquired for Rehabilitation

Property to be acquired by the Boston Redevelopment Authority and disposed of for rehabilitation shall be subject to the requirements of this Chapter and Chapter VI of this Plan.

CHAPTER IX: ZONE DISTRICT CHANGES

SECTION 901: Identification of Changes

Zone District Changes are shown on Map 4: Zone District Changes.

CHAPTER X: RELATION OF PLAN TO LOCAL OBJECTIVES

SECTION 1001: Conformity to General Plan

This Urban Renewal Plan is in conformity with the General Plan for the City of Boston and with its Program for Community Improvements.

SECTION 1002: Relationship to Definite Local Objectives

The Urban Renewal Plan is consistent with definite local objectives for appropriate land use, maximum opportunity for rehabilitation, improved traffic, public transportation, public utilities, recreational and community facilities, and other public improvements set forth in the General Plan for the City of Boston and in the Program for Community Improvement and is based on general planning and design objectives for the Project Area set forth in Chapter II.

37

CHAPTER XI: ANTI-DISCRIMINATION PROVISIONS

SECTION 1101: Affirmative Covenant

Every agreement, lease, conveyance, or other instrument by which land in the Project Area is disposed of for uses which may include housing or facilities related to residential use, shall include an affirmative covenant, enforceable by the Boston Redevelopment Authority and by the United States of America, binding on the contractor, lessee, grantee, or other party to such instrument and on the successors in interest to such contractor, lessee, grantee, or other party that there shall be no discrimination upon the basis of race, color, creed, or national origin in the sale, lease or rental or, in the use or occupancy of such land or any improvements erected or to be erected thereon, and the Boston Redevelopment Authority shall take all steps necessary to enforce such covenants and shall not itself discriminate.

SECTION 1102: Compliance with Anti-Discrimination Laws

All property and all transactions affecting or respecting the installation, construction, reconstruction, maintenance, rehabilitation, use, development, sale, conveyance, leasing, management, or occupancy of real property within the Project Area shall be subject to the applicable provisions of Chapter 151B of the Massachusetts General Laws and amendments thereto and to all other applicable federal, state, and local laws prohibiting discrimination or segregation by reason of race, creed, color, or national origin.

A resolution covering non-discrimination has been approved by the Boston Redevelopment Authority.

S209 188

CHAPTER XII: MODIFICATION AND TERMINATION

SECTION 1201: *Modification*

The Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority, provided that, if the general requirements, controls, or restrictions applicable to any part of the Project Area shall be modified after the lease or sale of such part, the modification is consented to by the redeveloper or redevelopers of such part, or their successors and assigns.

Where proposed modifications will in the reasonable opinion of the Authority, substantially or materially alter or change the Plan, such modifications must also receive the necessary Federal, State and local approvals.

SECTION 1202: *Termination*

The provisions and requirements established in this Urban Renewal Plan shall be maintained in effect for a period of forty (40) years from the date of the original approval of the Urban Renewal Plan by the City Council and Mayor of the City of Boston, except for sections 1101 and 1102 which shall remain in effect for one hundred (100) years from said date.

CERTIFICATE OF VOTE

The undersigned hereby certifies as follows:

(1) That he is the duly qualified and acting Secretary of the Boston Redevelopment Authority, hereinafter called the Authority, and the keeper of the records, including the journal of proceedings of the Authority.

(2) That the following is a true and correct copy of a vote as finally adopted at a meeting of the Authority held on September 23, 1965 and duly recorded in this office:

Mr. Colbert introduced a Resolution entitled "Resolution of the Boston Redevelopment Authority Approving the Urban Renewal Plan, the Conditions under which Relocation Payments will be Made, and the Fixed Relocation Payments Schedule for the South End Urban Renewal Project Mass. R-56," attached to which were copies of an Urban Renewal Plan consisting of 39 pages, 12 maps, a Relocation Program. This Resolution was read in full and considered.

On a motion by Mr. Colbert, seconded by Mr. Condakes, it was unanimously

VOTED: to adopt the Resolution as read and considered.

The foregoing Resolution, Urban Renewal Plan, 12 maps, and the Relocation Program are filed in the Document Book of the Authority as Document No. 509.

(3) That said meeting was duly convened and held in all respects in accordance with law, and to the extent required by law, due and proper notice of such meeting was given; that a legal quorum was present throughout the meeting, and a legally sufficient number of members of the Authority voted in a proper manner and all other requirements and proceedings under law incident to the proper adoption or the passage of said vote have been duly fulfilled, carried out and otherwise observed.

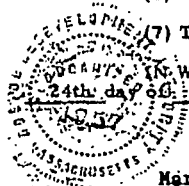
(4) That the Resolution to which this certificate is attached is in substantially the form as that presented to said meeting.

(5) That if an impression of the seal has been affixed below, it constitutes the official seal of the Boston Redevelopment Authority and this certificate is hereby executed under such official seal.

(6) That Francis J. Lally is the Chairman of this Authority.

(7) That the undersigned is duly authorized to execute this certificate.

IN WITNESS WHEREOF the undersigned has hereunto set his hand this 24th day of January 1966.



BOSTON REDEVELOPMENT AUTHORITY

BY K. Lally
 Secretary
 March 12, 1969
 At 2 o'clock & 37 mins. P.M.
 Rec'd. Ent'd. & Exam'd. -73

5269 490

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATION OF THE URBAN RENEWAL PLAN
OF THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, was adopted by the Boston Redevelopment Authority on September 23, 1965, and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority provided that if the general requirements, controls and restrictions applicable to any part of the Project Area shall be modified after the lease or sale of such part, modification must be consented to by the Redeveloper or Redevelopers of such part or their successors and assigns; provided further that where the proposed modifications may substantially or materially alter or change the Plan, the modifications must be approved by the Boston City Council and the Division of Urban Renewal of the Massachusetts Department of Commerce and Development;

WHEREAS, Section 602 of Chapter 6 of the said Urban Renewal Plan entitled: "Land Use and Building Requirements" designates "residential" as the primary permitted use for Parcel 25; and

WHEREAS, Section 602 of Chapter 6 of the said Urban Renewal Plan entitled: "Land Use and Building Requirements" designates "rehabilitation" as the primary permitted use for Parcels RD-51, RD-52, RD-53, and RD-54; and

WHEREAS, 16, 22, 28, and 30 Westminister Street are now vacant; and

WHEREAS, 23 and 25 Windsor Street are now vacant; and

WHEREAS, the Authority has previously authorized the acquisition of 15, 17, 19, 21 & 41 Windsor Street; and

WHEREAS, the Authority has not received any expression of interest from a potential redeveloper for Parcels RD-51, RD-52, RD-53, or RD-54;

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

1. That Section 602, Table A "Land Use and Building Requirements" is hereby modified by the deletion therefrom of Parcels RD-51, RD-52, RD-53 and RD-54.

2. That Section 602, Table A "Land Use and Building Requirements" is hereby modified by the addition of the new reuse Parcel No. 25.

3. That the permitted use for Parcel 25 shall be "residential".

4. That this proposed modification is found to be a minor modification which does not substantially or materially alter or change the Plan.

5. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect.

6. This Resolution shall be effective immediately upon the concurrence therein of the U.S. Department of Housing and Urban Development.

CERTIFICATE OF VOTE

8269 491

The undersigned hereby certifies as follows:

(1) That he is the duly qualified and Acting Secretary of the Boston Redevelopment Authority, hereinafter called the Authority, and the keeper of the records, including the journal of proceedings of the Authority.

(2) That the following is a true and correct copy of a vote as finally adopted at a meeting of the Authority held on May 23, 1969 and duly recorded in this office:

A Resolution entitled "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF THE SOUTH END URBAN RENEWAL AREA PROJECT NO. MASS. R-56" was introduced, read and considered.

On motion duly made and seconded, it was unanimously

VOTED: to adopt the Resolution as read and considered.

The aforementioned Resolution is filed in the Document Book of the Authority as Document No. 1070.

(3) That said meeting was duly convened and held in all respects in accordance with law, and to the extent required by law, due and proper notice of such meeting was given; that a legal quorum was present throughout the meeting, and a legally sufficient number of members of the Authority voted in a proper manner and all other requirements and proceedings under law incident to the proper adoption or the passage of said vote have been duly fulfilled, carried out and otherwise observed.

(4) That the Resolution to which this certificate is attached is in substantially the form as that presented to said meeting.

(5) That if an impression of the seal has been affixed below, it constitutes the official seal of the Boston Redevelopment Authority and this certificate is hereby executed under such official seal.

(6) That Francis J. Lally is the Chairman of this Authority.

(7) That the undersigned is duly authorized to execute this certificate.

IN WITNESS WHEREOF the undersigned has hereunto set his hand this

12 day of March 1969.

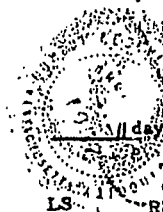
March 12, 1969. At 2

o'clock & 37 mins. P.M.

Rec'd. Ent'd. & Exam'd. -75

BOSTON REDEVELOPMENT AUTHORITY

By Kaus
Secretary



2000 102

CERTIFICATE OF VOTE

The undersigned hereby certifies as follows:

(1) That he is the duly qualified and Acting Secretary of the Boston Redevelopment Authority, hereinafter called the Authority, and the keeper of the records, including the journal of proceedings of the Authority.

(2) That the following is a true and correct copy of a vote as finally adopted at a meeting of the Authority held on November 2, 1967 and duly recorded in this office:

On motion duly made and seconded, it was unanimously

VOTED: that the South End Urban Renewal Plan is hereby modified by deleting the proposed extension of East Lenox Street from Fellows Street to Albany Street, by including the land comprising said proposed extension in Re-use Parcel 53, and by including the present right-of-way of Pike Street as part of Re-use Parcel 41 instead of Re-use Parcel 53.

(3) That said meeting was duly convened and held in all respects in accordance with law, and to the extent required by law, due and proper notice of such meeting was given; that a legal quorum was present throughout the meeting, and a legally sufficient number of members of the Authority voted in a proper manner and all other requirements and proceedings under law incident to the proper adoption or the passage of said vote have been duly fulfilled, carried out and otherwise observed.

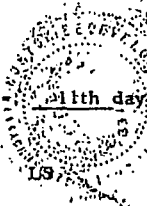
(4) That the undersigned is duly qualified and acting Secretary of the Authority, and the keeper of the records, including the journal of proceedings of the Authority.

(5) That if an impression of the seal has been affixed below, it constitutes the official seal of the Boston Redevelopment Authority and this certificate is hereby executed under such official seal.

(6) That Francis J. Lally is the Chairman of this Authority.

(7) That the undersigned is duly authorized to execute this certificate.

IN WITNESS WHEREOF the undersigned has hereunto set his hand this 11th day of March 1969.



March 12, 1969. At 2 o'clock & 37 mins. P.M. Rec'd. Ent'd. & Exam'd. -76

BOSTON REDEVELOPMENT AUTHORITY
By Klaus Simonson
Secretary

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATION OF THE URBAN RENEWAL PLAN
OF THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, was adopted by the Boston Redevelopment Authority on September 23, 1965, and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority provided that if the general requirements, controls and restrictions applicable to any part of the Project Area shall be modified after the lease or sale of such part, modification must be consented to by the redeveloper or redevelopers of such part or their successors and assigns; provided further that where the proposed modifications may substantially or materially alter or change the Plan, the modifications must be approved by the Boston City Council and the Division of Urban Renewal of the Massachusetts Department of Commerce and Development;

WHEREAS, Section 602 of Chapter 6 of the said Urban Renewal Plan entitled: "Land Use and Building Requirements" designates "residential" as the primary permitted use for Parcel 22; and

WHEREAS, subsequent to the adoption of said Plan, the intended re-developer has relinquished any interest in that portion of Parcel 22 proposed to be designated parcel 22A;

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

1. That Section 602, Table A "Land Use and Building Requirements" is hereby modified by the addition of a new reuse Parcel No. 22A.
2. That the permitted use for Parcel 22A shall be "off-street parking".
3. That this proposed modification is found to be a minor modification which does not substantially or materially alter or change the Plan.
4. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect.
5. This Resolution shall be effective immediately upon the concurrence therein of the U. S. Department of Housing and Urban Development.

CERTIFICATE OF VOTE

The undersigned hereby certifies as follows:

(1) That he is the duly qualified and Acting Secretary of the Boston Redevelopment Authority, hereinafter called the Authority, and the keeper of the records, including the journal of proceedings of the Authority.

(2) That the following is a true and correct copy of a vote as finally adopted at a meeting of the Authority held on May 23, 1968 and duly recorded in this office:

A Resolution entitled "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF THE SOUTH END URBAN RENEWAL AREA PROJECT NO. MASS. R-56" was introduced, read and considered.

On motion duly made and seconded, it was unanimously

VOTED: to adopt the Resolution as read and considered.

The aforementioned Resolution is filed in the Document Book of the Authority as Document No. 1056.

(3) That said meeting was duly convened and held in all respects in accordance with law, and to the extent required by law, due and proper notice of such meeting was given; that a legal quorum was present throughout the meeting; and a legally sufficient number of members of the Authority voted in a proper manner and all other requirements and proceedings under law incident to the proper adoption or the passage of said vote have been duly fulfilled, carried out and otherwise observed.

(4) That the Resolution to which this certificate is attached is in substantially the form as that presented to said meeting.

(5) That if an impression of the seal has been affixed below, it constitutes the official seal of the Boston Redevelopment Authority and this certificate is hereby executed under such official seal.

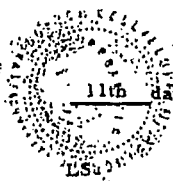
(6) That Francis J. Lally is the Chairman of this Authority.

(7) That the undersigned is duly authorized to execute this certificate.

IN WITNESS WHEREOF the undersigned has hereunto set his hand this 11th day of March 1969.

BOSTON REDEVELOPMENT AUTHORITY

By Kaus [Signature]
Secretary



March 12, 1969. At 2
o'clock & 37 mins. P.M.
Rec'd. & Exam'd. -77

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATION OF THE URBAN RENEWAL PLAN
OF THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass R-56, was adopted by the Boston Redevelopment Authority on September 23, 1965, and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority provided that if the general requirements, controls and restrictions applicable to any part of the Project Area shall be modified after the lease or sale of such part, modification must be consented to by the redeveloper or redeveloper of such part or their successors and assigns; provided further that where the proposed modifications may substantially or materially alter or change the Plan, the modifications must be approved by the Boston City Council and the Division of Urban Renewal of the Massachusetts Department of Commerce and Development;

WHEREAS, Section 602 of Chapter 6 of the said Urban Renewal Plan entitled: "Land Use and Building Requirements" designates "park" as the primary permitted use for Parcel P-12; and

WHEREAS, Section 602 of Chapter 6 of the said Urban Renewal Plan entitled: "Land Use and Building Requirements" designates "residential" as the primary permitted use for Parcel RR-26; and

WHEREAS Section 602 of Chapter 6 of said Urban Renewal Plan entitled: "Land Use and Building Requirements" designates "residential rehabilitation" as the primary permitted use for Parcel RD-49; and

WHEREAS, 21 Westminister Street is now vacant; and

WHEREAS, the Authority has previously authorized the acquisition of 7, 9 and Greenwich Street; and

WHEREAS, 17, 19, 23, and 25 Westminister Street are now vacant and owned by the Authority or the City of Boston; and

WHEREAS, a comprehensive six-acre recreation area is to be developed within two blocks of Parcel P-12;

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

1. That Section 602, Table A "Land Use and Building Requirements" is hereby modified by the deletion therefrom of Parcel RR-26.
2. That Section 602, Table A "Land Use and Building Requirements" is hereby modified by the deletion therefrom of Parcel RD-49.
3. That Section 602 Table A "Land Use and Building Requirements" is hereby modified by the addition of a new reuse Parcel No. P-12A.
4. That the permitted use for Parcel P-12A shall be "residential", subject to the same controls set forth in the South End Urban Renewal Plan for Parcel 25.
5. That this proposed modification is found to be a minor modification which does not substantially or materially alter or change the Plan.
6. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect.
7. This Resolution shall be effective immediately upon the concurrence therein of the U. S. Department of Housing and Urban Development.

CERTIFICATE OF VOTE

8200 197

The undersigned hereby certifies as follows:

(1) That he is the duly qualified and Acting Secretary of the Boston Redevelopment Authority, hereinafter called the Authority, and the keeper of the records, including the journal of proceedings of the Authority.

(2) That the following is a true and correct copy of a vote as finally adopted at a meeting of the Authority held on May 23, 1968 and duly recorded in this office:

A Resolution entitled "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF THE SOUTH END URBAN RENEWAL AREA PROJECT NO. MASS. R-56" was introduced, read and considered.

On motion duly made and seconded, it was unanimously

VOTED: to adopt the Resolution as read and considered.

The aforementioned Resolution is filed in the Document Book of the Authority as Document No. 1069.

(3) That said meeting was duly convened and held in all respects in accordance with law, and to the extent required by law, due and proper notice of such meeting was given; that a legal quorum was present throughout the meeting, and a legally sufficient number of members of the Authority voted in a proper manner and all other requirements and proceedings under law incident to the proper adoption or the passage of said vote have been duly fulfilled, carried out and otherwise observed.

(4) That the Resolution to which this certificate is attached is in substantially the form as that presented to said meeting.

(5) That if an impression of the seal has been affixed below, it constitutes the official seal of the Boston Redevelopment Authority and this certificate is hereby executed under such official seal.

(6) That Francis J. Lally is the Chairman of this Authority.

(7) That the undersigned is duly authorized to execute this certificate.

IN WITNESS WHEREOF the undersigned has hereunto set his hand this 11th day of March 1969.

March 12, 1969. At 2 o'clock
4:37 mins. P.M. Rec'd. Ent'd.
Exam'd.-78

BOSTON REDEVELOPMENT AUTHORITY

By Kate Quinn
Secretary

THE BOSTON REDEVELOPMENT AUTHORITY

Modification of South End Urban Renewal Plan to include
458 Massachusetts Avenue (Block S4B28 Parcel 6)

WHEREAS, the South End Urban Renewal Plan designates property owned by the City Service Oil Company, located at 450 Massachusetts Avenue and 572-576 Columbus Avenue for acquisition, and provides that the land included in such property be designated urban renewal reuse parcel 17b;

WHEREAS, said land at 450 Massachusetts Avenue and 572-576 Columbus Avenue was scheduled for acquisition by the Authority in 1967 by said Authority's acquisition staging plan for the South End Urban Renewal Project and, pursuant to said staging plan, appraisals have been secured;

WHEREAS, since the approval of the South End Urban Renewal Plan said oil company has acquired a small abutting lot at 458 Massachusetts Avenue, consisting of approximately 1,644 square feet of land, which lot is operated by said oil company as part of its service station facility;

WHEREAS, said oil company will have no use for said lot following acquisition by the Authority of the aforesaid land designated for acquisition under said Plan and has requested that the Authority also acquire said lot at 458 Massachusetts Avenue;

WHEREAS, Section 1201 of said Plan provides that said Plan may be modified by said Authority, and that such modifications must receive Federal, state and local approvals where in the reasonable opinion of the Authority such modifications would substantially or materially alter or change said Plan; and

WHEREAS, it is the Authority's opinion that modification of said Plan to designate said lot at 458 Massachusetts Avenue for acquisition and to include it as part of reuse parcel 17b would not substantially or materially alter or change said Plan;

NOW THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY THAT

1. The South End Urban Renewal Plan is hereby modified to designate for acquisition the land at 458 Massachusetts Avenue,

- 2 -

consisting of approximately 1,644 square feet (Block S4B28 Parcel 6) and said land is hereby designated part of reuse Parcel 17b.

2. The Real Estate Officer, subject to General Counsel, is hereby authorized to take all steps necessary for acquiring said property.

CERTIFICATE OF VOTE

S269 499

The undersigned hereby certifies as follows:

(1) That he is the duly qualified and Acting Secretary of the Boston Redevelopment Authority, hereinafter called the Authority, and the keeper of the records, including the journal of proceedings of the Authority.

(2) That the following is a true and correct copy of a vote as finally adopted at a meeting of the Authority held on June 27, 1968 and duly recorded in this office:

A Resolution entitled "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE MODIFICATION OF SOUTH END URBAN RENEWAL PLAN TO INCLUDE 458 MASSACHUSETTS AVENUE (BLOCK S4B28 PARCEL 6)" was introduced, read and considered.

On motion duly made and seconded, it was unanimously

VOTED: to adopt the Resolution as read and considered.

The aforementioned Resolution is filed in the Document Book of the Authority as Document No. 1096.

(3) That said meeting was duly convened and held in all respects in accordance with law, and to the extent required by law, due and proper notice of such meeting was given; that a legal quorum was present throughout the meeting, and a legally sufficient number of members of the Authority voted in a proper manner and all other requirements and proceedings under law incident to the proper adoption or the passage of said vote have been duly fulfilled, carried out and otherwise observed.

(4) That the Resolution to which this certificate is attached is in substantially the form as that presented to said meeting.

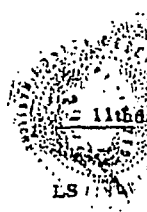
(5) That if an impression of the seal has been affixed below, it constitutes the official seal of the Boston Redevelopment Authority and this certificate is hereby executed under such official seal.

(6) That Francis J. Lally is the Chairman of this Authority.

(7) That the undersigned is duly authorized to execute this certificate.

IN WITNESS WHEREOF the undersigned has hereunto set his hand this 11th day of March 1969.

March 12, 1969. At 2 o'clock & 37 mins. P.M.
Rec'd. Ent'd. & Exam'd.
By Kenneth J. Lally Secretary



LS

8200 500

RESOLUTION
OF
THE BOSTON REDEVELOPMENT AUTHORITY

RE: Modification of South End Urban Renewal Plan to include 10-12
Lenox Street (Block 610A Parcel 25)

WHEREAS, the property consisting of 27,180 square feet of land owned by Pilgrim Laundry and located at 10-12 Lenox Street is adjacent to land comprising urban renewal reuse parcel P-21, a new city playground site;

WHEREAS, said Renewal Plan identifies said land as desirable for eventual public use, by reference to said land in Section 403 of said Plan;

WHEREAS, said Pilgrim Laundry has requested acquisition by the Authority of the aforesaid land;

WHEREAS, Section 1201 of said Plan provides that said Plan may be modified by said Authority, and that such modifications must receive Federal, state and local approvals where in the reasonable opinion of the Authority such modifications would substantially or materially alter or change said Plan; and

WHEREAS, it is the Authority's opinion that modification of said Plan to designate said lots at 10-12 Lenox Street for acquisition would not substantially or materially alter or change said Plan;

NOW THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY THAT

1. The South End Urban Renewal Plan is hereby modified to designate for acquisition the land at 10-12 Lenox Street, consisting of approximately 27,180 square feet (Block 610A Parcel 25), and to designate such land as part of Reuse Parcel P21.
2. The Real Estate Officer is hereby authorized to take all steps necessary for acquiring said property.

CERTIFICATE OF VOTE

The undersigned hereby certifies as follows:

(1) That he is the duly qualified and Acting Secretary of the Boston Redevelopment Authority, hereinafter called the Authority, and the keeper of the records, including the journal of proceedings of the Authority.

(2) That the following is a true and correct copy of a vote as finally adopted at a meeting of the Authority held on June 27, 1968 and duly recorded in this office:

A Resolution entitled "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: MODIFICATION OF SOUTH END URBAN RENEWAL PLAN TO INCLUDE 10-12 LENOX STREET (BLOCK 610A PARCEL 25)" was introduced, read and considered.

On motion duly made and seconded, it was unanimously

VOTED: to adopt the Resolution as read and considered.

The aforementioned Resolution is filed in the Document Book of the Authority as Document No. 1099.

(3) That said meeting was duly convened and held in all respects in accordance with law, and to the extent required by law, due and proper notice of such meeting was given; that a legal quorum was present throughout the meeting, and a legally sufficient number of members of the Authority voted in a proper manner and all other requirements and proceedings under law incident to the proper adoption or the passage of said vote have been duly fulfilled, carried out and otherwise observed.

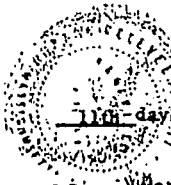
(4) That the Resolution to which this certificate is attached is in substantially the form as that presented to said meeting.

(5) That if an impression of the seal has been affixed below, it constitutes the official seal of the Boston Redevelopment Authority and this certificate is hereby executed under such official seal.

(6) That Francis J. Lally is the Chairman of this Authority.

(7) That the undersigned is duly authorized to execute this certificate.

IN WITNESS WHEREOF the undersigned has hereunto set his hand this 11th day of March 1969.



BOSTON REDEVELOPMENT AUTHORITY

LS March 12, 1969. At 2 o'clock By Karis [Signature]
& 37 mins. P.M. Rec'd. & Exam'd. -80 Secretary

5209 502

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATION OF THE URBAN RENEWAL PLAN
OF THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, was adopted by the Boston Redevelopment Authority on September 23, 1965, and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority provided that if the general requirements, controls and restrictions applicable to any part of the Project Area shall be modified after the lease or sale of such part, modification must be consented to by the Redeveloper or Redevelopers of such part or their successors and assigns; provided further that where the proposed modifications may substantially or materially alter or change the Plan, the modifications must be approved by the Boston City Council and the Division of Urban Renewal of the Massachusetts Department of Commerce and Development;

WHEREAS, Section 602 of Chapter 6 of the said Urban Renewal Plan entitled: "Land Use and Building Requirements" designates "playground" as the primary permitted use for Parcel P-17; and

WHEREAS, Section 403 of Chapter 4 of the said Urban Renewal Plan entitled: "Special Conditions" designates 47, 49, 51, and 53 Bradford Street as desirable for eventual public use; and

WHEREAS, the owner of said 47, 49, 51, and 53 Bradford Street has requested acquisition by the Authority of said 47, 49, 51, and 53 Bradford Street;

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

1. That Section 602, Table A "Land Use and Building Requirements" is hereby modified by the addition to reuse Parcel No. P-17 of 47, 49, 51, and 53 Bradford Street.
2. That the permitted use for Parcel P-17 shall be "playground".
3. That this proposed modification is found to be a minor modification which does not substantially or materially alter or change the Plan.

4. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect.

5. This Resolution shall be effective immediately upon the concurrence therein of the U. S. Department of Housing and Urban Development.

VOTED: That the Real Estate Officer be and hereby is authorized to acquire through negotiated sale the following property during the period August to October, 1968:

BLOCK/PARCEL

STREET ADDRESS

551/21

47, 49, 51, and 53 Bradford Street

CERTIFICATE OF VOTE

The undersigned hereby certifies as follows:

(1) That he is the duly qualified and Acting Secretary of the Boston Redevelopment Authority, hereinafter called the Authority, and the keeper of the records, including the journal of proceedings of the Authority.

(2) That the following is a true and correct copy of a vote as finally adopted at a meeting of the Authority held on July 25, 1968 and duly recorded in this office:

A Resolution entitled "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF THE SOUTH END URBAN RENEWAL AREA PROJECT NO. MASS. R-56" was introduced, read and considered.

On motion duly made and seconded, it was unanimously

VOTED: to adopt the Resolution as read and considered.

The aforementioned Resolution is filed in the Document Book of the Authority as Document No. 1116.

(3) That said meeting was duly convened and held in all respects in accordance with law, and to the extent required by law, due and proper notice of such meeting was given; that a legal quorum was present throughout the meeting, and a legally sufficient number of members of the Authority voted in a proper manner and all other requirements and proceedings under law incident to the proper adoption or the passage of said vote have been duly fulfilled, carried out and otherwise observed.

(4) That the Resolution to which this certificate is attached is in substantially the form as that presented to said meeting.

(5) That if an impression of the seal has been affixed below, it constitutes the official seal of the Boston Redevelopment Authority and this certificate is hereby executed under such official seal.

(6) That Francis J. Lally is the Chairman of this Authority.

(7) That the undersigned is duly authorized to execute this certificate.

IN WITNESS WHEREOF the undersigned has hereunto set his hand this 12 day of March 1969.



March 12, 1969. At 2 o'clock
& 37 mins. P.M. Rec'd. Ent'd. By Karl J. Lally
& Exan'd. -81 Secretary

LS

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
 RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF
 THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56"

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, was adopted by the Boston Redevelopment Authority on September 23, 1965, and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority provided that if the general requirements, controls and restrictions applicable to any part of the Project Area, shall be modified after the lease or sale of such part, modification must be consented to by the Redeveloper or Redevelopers of such part or their successors and assigns; provided further that where the proposed modifications may substantially or materially alter or change the Plan, the modifications must be approved by the Boston City Council and the Division of Urban Renewal of the Massachusetts Department of Commerce and Development;

WHEREAS, Section 602 of Chapter 6 of the said Urban Renewal Plan entitled: "Land Use and Building Requirements" designates "playground" as the primary permitted use for Parcel P-17; and

WHEREAS, Section 403 of Chapter 4 of the said Urban Renewal Plan entitled: "Special Conditions" designates 2 Briggs Place as desirable for eventual public use; and

WHEREAS, the owner of said 2 Briggs Place has requested acquisition by the Authority of said 2 Briggs Place;

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

1. That Section 602, Table A "Land Use and Building Requirements" is hereby modified by the addition to reuse Parcel No. P-17 of 2 Briggs Place.
2. That the permitted use for Parcel P-17 shall be "playground".
3. That this proposed modification is found to be a minor modification which does not substantially or materially alter or change the Plan.
4. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect.
5. This Resolution shall be effective immediately upon the concurrence therein of the U. S. Department of Housing and Urban Development.

VOTED: That the Real Estate Officer
 be and hereby is authorized to
 acquire through negotiated sale
 the following property during
 the period January to April,
 1969;

BLOCK/PARCEL

STREET ADDRESS

551/10

2 Briggs Place

8269 506

CERTIFICATE OF VOTE

The undersigned hereby certifies as follows:

(1) That he is the duly qualified and Acting Secretary of the Boston Redevelopment Authority, hereinafter called the Authority, and the keeper of the records, including the journal of proceedings of the Authority.

(2) That the following is a true and correct copy of a vote as finally adopted at a meeting of the Authority held on December 19, 1968 and duly recorded in this office:

A Resolution entitled: RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF THE SOUTH END URBAN RENEWAL AREA PROJECT NO. MASS. R-56" was introduced, read and considered.

On motion duly made and seconded, it was unanimously VOTED: to adopt the Resolution as read and considered.

The aforementioned Resolution is filed in the Document Book of the Authority as Document No. 1236.

(3) That said meeting was duly convened and held in all respects in accordance with law, and to the extent required by law, due and proper notice of such meeting was given; that a legal quorum was present throughout the meeting, and a legally sufficient number of members of the Authority voted in a proper manner and all other requirements and proceedings under law incident to the proper adoption or the passage of said vote have been duly fulfilled, carried out and otherwise observed.

(4) That the Resolution to which this certificate is attached is in substantially the form as that presented to said meeting.

(5) That if an impression of the seal has been affixed below, it constitutes the official seal of the Boston Redevelopment Authority and this certificate is hereby executed under such official seal.

(6) That Francis J. Lally is the Chairman of this Authority.

(7) That the undersigned is duly authorized to execute this certificate.

IN WITNESS WHEREOF the undersigned has hereunto set his hand this 11th day of March 1969.

March 12, 1969. At 2 o'clock
& 37 mins. P.M. Rec'd. & Exam'd. -82
By Kaus Simonian
Secretary



CERTIFICATE OF COMPLETION

Box 91
441

16895 097

The Boston Redevelopment Authority, a public body, politic and corporate, duly organized and existing pursuant to Massachusetts General Laws, Chapter 121B, having its usual place of business in Boston, Massachusetts, hereby certifies, in accordance with the provisions contained in Section 304 of the Land Disposition Agreement by and between CCBA Limited Partnership and the Boston Redevelopment Authority dated June 30, 1989, relating to Parcel 3B-2B (180-190 Shawmut Avenue), in the South End Urban Renewal Area, and the provisions of the Deed to said parcel, dated June 30, 1989,, from the Boston Redevelopment Authority to CCBA Limited Partnership, recorded in the Suffolk County Registry of Deeds in Book 15731, pages 272 and 248, respectively, that construction of improvements on said parcel has been completed and has been completed in compliance with all the terms and conditions of said Land Disposition Agreement and Deeds.

IN WITNESS WHEREOF, the Boston Redevelopment Authority has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and on its behalf by the Director hereto duly authorized this 20th day of May 1991.

WITNESS:

BOSTON REDEVELOPMENT AUTHORITY

Elaine Hale

By Stephen Coyle
Stephen Coyle, Director

Approved as to form:

Ralph F. Cahill
Ralph F. Cahill
Assistant General Counsel

JUN 13 2 16 PM '91
RECEIVED
OFFICE OF THE REGISTER OF DEEDS
SUFFOLK COUNTY MASSACHUSETTS

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK

BOSTON May 20, 1991

Then personally appeared before me the above-named Stephen Coyle, who executed the foregoing instrument on behalf of the Boston Redevelopment Authority and acknowledged the same to be the free act and deed of said Authority.

Ralph J. Carroll
Notary Public
My Commission expires April 17, 1992

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CERTIFICATE OF VOTE

The undersigned hereby certifies as follows:

(1) That he is the duly qualified Secretary of the Boston Redevelopment Authority, hereinafter called the Authority, and the keeper of the records, including the journal of proceedings of the Authority.

(2) That the following is a true and correct copy of a vote as finally adopted at a meeting of the Authority held on April 11, 1991, and duly recorded in this office:

Copies of a memorandum dated April 11, 1991 were distributed entitled "SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56 CERTIFICATE OF COMPLETION FOR PARCEL 3B-2B, LOCATED AT 180-190 SHAWMUT AVENUE", which included a proposed vote. Attached to said memorandum was a map of the parcel; a memorandum dated April 8, 1991; an Inspection Form dated March 1991, prepared by Kenneth V. Keohane, Construction Supervisor; a Certificate of Use and Occupancy; and three photographs of the parcel.

Mr. Thomas O'Malley, Assistant Director, addressed the Authority and answered the Members' questions.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be authorized to issue a Certificate of Completion to the Chinese Consolidated Benevolent Association for improvements to parcel 3B-2B, located at 180-190 Shawmut Avenue, in the South End Urban Renewal Area.

(3) That said meeting was duly convened and held in all respects in accordance with law, and to the extent required by law, due and proper notice of such meeting was given; that a legal quorum was present throughout the meeting and a legally sufficient number of members of the Authority voted in a proper manner and all other requirements and proceedings under law incident to the proper adoption or the passage of said vote have been duly fulfilled, carried out and otherwise observed.

(4) That the document to which this certificate is attached is in substantially the form as that presented to said meeting.

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(5) That if an impression of the seal has been affixed below, it constitutes the official seal of the Boston Redevelopment Authority, and this certificate is hereby executed under such official seal.

(6) That Stephen Coyle is the Director of this Authority.

(7) That the undersigned is duly authorized to execute this certificate.

IN WITNESS WHEREOF, the undersigned hereunto has set his hand this 10th day of May, 1991.

BOSTON REDEVELOPMENT AUTHORITY

By: Kary Simonian
Secretary

LS

16895 100



CERTIFICATE OF COMPLETION

Bk: 41933 Pg: 166 Doc: CTF
Page: 1 of 2 06/06/2007 02:40 PM

The Boston Redevelopment Authority, a public body politic and corporate, duly organized and existing pursuant to Chapter 121B of the General Laws of Massachusetts, having its usual place of business in Boston, Massachusetts, hereby certifies in accordance with the provisions contained in Section 304 of the Land Disposition Agreement by and between the Boston Redevelopment Authority and CCBA Limited Partnership, dated June 30, 1989 and recorded at the Suffolk Registry of Deeds in Book 15731, Page 272 (the "Land Disposition Agreement") and the Deed from the Boston Redevelopment Authority to CCBA Limited Partnership, dated June 30, 1989 and recorded at the Suffolk Registry of Deeds in Book 15731, Page 248, relating to Parcel 3B-2B in the South End Urban Renewal Area, Project No. Mass. R-56 (the "Property"), that the construction of improvements on said Property set forth in said Land Disposition Agreement and said Deed has been completed in compliance with all the terms and conditions of said Land Disposition Agreement and said Deed.

IN WITNESS WHEREOF, the Boston Redevelopment Authority has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and on its behalf by the Acting Director hereto duly authorized this 3rd day of JUNE, 2007.

WITNESS:

[Signature]

BOSTON REDEVELOPMENT AUTHORITY

By: [Signature]
Paul L. McCann, Acting Director

APPROVED AS TO FORM:

[Signature]
Kevin Morrison SC
General Counsel
Boston Redevelopment Authority



PLEASE RETURN TO:

J.E. SCOTT
TALLAN, BREED, HART & ROSSIGNOL, PC
101 HUNTINGTON AVENUE - SUITE 500
BOSTON, MA 02199

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

On this 17 day of July, 2007, before me, the undersigned notary public, personally appeared Paul L. McCann, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the attached Certificate of Completion and acknowledged to me that he signed it voluntarily for its stated purpose as Acting Director of the Boston Redevelopment Authority.



ELLEN T. HARROWER
Notary Public
Commonwealth of Massachusetts
My Commission Expires
March 21, 2008

Ellen T. Harrower
Notary Public
My commission expires: 2/21/08

Box 91

15731 248

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DEED

BOSTON REDEVELOPMENT AUTHORITY, a public body political and corporate, organized and existing pursuant to Massachusetts General Laws Chapter 121B, ("Grantor"), in consideration of One (\$1.00) Dollar and in consideration of the covenants contained herein, and further contained in the Land Disposition Agreement recorded herewith ("Agreement"), grants to CCBA LIMITED PARTNERSHIP, a Massachusetts Limited Partnership with principal place of business at 90 Tyler Street, Boston, Suffolk County, Commonwealth of Massachusetts ("Grantee") with Quitclaim Covenants, that certain parcel of land in the South End Urban Renewal Area, known as Parcel 3B-2B and bounded and described as set forth in EXHIBIT A attached hereto and made a part hereof ("Property"),

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The Grantee covenants for the Grantee, its successors and assigns, and every successor in interest to the Property, or any part thereof, as follows:

(1) The Grantee shall use the Property in conformity with the land use provisions, planning objectives, and other requirements for the Property contained in the South End Urban Renewal Plan, as the same may be from time to time amended, until the termination of said Plan ("Plan"), and until such termination the Grantee shall not construct any building or structure on the Property, other than the Improvements (the term "Improvements" shall be as defined in the Agreement), and shall not reconstruct, demolish, subtract therefrom, make any additions thereto or extensions thereof, or change the materials, design, dimensions of color thereof if such reconstruction, demolition, subtraction, addition, extension or change will affect in any way the external appearance of public lobbies, arcades, open spaces or landscaping, or the external appearance of any building (including roof and penthouse), unless and until (a) the proposed plans for such building or structure or other

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SUPPLEMENTARY RECORDS

such work have been submitted to the Grantor, or its successors in interest, for review, and (b) the Grantor or its successors in interest, as the case may be, shall have in writing approved said proposed plans and authorized the said construction or other said work on the Property.

(2) The Grantee shall give preference in the selection of tenants for dwelling units built on the Property, first, to families displaced from the Property because of clearance and redevelopment activity, and second, to other families displaced from the area covered by the Plan by clearance and redevelopment activity or by other governmental activities, who desire to occupy such units and will be able to pay rents or prices equal to rents or prices charged others for similar or comparable units built as part of the Improvements on the Property and be subject to and meet all other applicable standards as described in Sections 308 of the Agreement and Sections 301(a) (2) and (4) of the Agreement.

(3) The Grantee, its successors and assigns shall make Twenty-Six (26) of the Forty (40) rental units available for "Affordable" housing and comply with all of the covenants described in Section 301a(4) of the Agreement and EXHIBIT B attached thereto and incorporated herein by reference.

(4) Without limitation as to time, the Grantee shall not discriminate upon the basis of race, color, sex, religion or national origin in the sale, lease or rental or in the use or occupancy of the Property or any improvements erected or to be erected thereon, or any part thereof, or in connection with the employment or application for employment of persons for the construction of any such improvements.

(5) Demolition and Construction of the Improvements on the Property in compliance with all of the terms and conditions of the Agreement recorded herewith, shall be

Handwritten notes:
Unit 1000
of 1000 Plan?
see 1985
307
or 304-20
1989
33
2019

commenced within Ninety (90) days after delivery of this Deed to and possession of the Property to the Grantee, and shall be diligently prosecuted to completion not later than Eighteen (18) months after the commencement thereof, subject to extensions in accordance with the Agreement.

(6) Until the expiration of the term of the Plan, the Grantee shall, from time to time, at all reasonable hours, give to the duly authorized representatives of the United States of America, the Grantor, and the City of Boston, free and unobstructed access for inspection purposes to any and all Improvements constructed on the Property and to all open areas surrounding the same.

(7) The Grantee shall, at all times until the expiration of the term of the Plan, keep the improvements constructed on the property in good and safe condition and repair unless such improvement shall have become uninsurable, and in the occupancy, maintenance and operation of such Improvements, the Property shall comply with the terms and conditions of the Plan and all laws, ordinances, codes and regulations applicable thereto.

(8) Whenever any of the Improvements, or any part thereof, constructed on the Property have been damaged or destroyed prior to the expiration of the term of the Plan, the Grantee shall collect and apply the proceeds from any claims against insurers or others for the purpose of fully repairing or reconstructing such Improvements, as provided in Sections 704 and 705 of the Agreement.

(9) Until the expiration of the term of the Plan, the Grantee shall keep all of the insurable property and equipment in respect of the Property insured by fire and extended insurance and additional risk insurance to the same extent and amount which is normally required by institutional mortgagees in the use of similar property and equipment in the City of Boston. Such insurance

15731 251

shall be in the amount sufficient to comply with the co-insurance clause applicable to the location and character of the property or equipment and, in any event, in amounts not less than eighty per centum (or eighty per centum in the case of extended coverage insurance) of the current cash value of such property or equipment. All such insurance shall be by standard policies, obtained from financially sound and responsible insurance companies authorized to do business in Massachusetts, and shall have attached thereto a clause making the loss payable to the Grantee, any mortgagee, and, subject to the rights of such mortgagee, the Grantor, all as their respective interests may appear. Each insurance policy shall be written to become effective at the time the Grantee becomes subject to the risk or hazard covered thereby, and shall be continued in full force and effect for such period as the Grantee is subject to such risk or hazard, Certificates of such policies and renewals shall be filed with the Grantor.

All insurance policies shall provide that any cancellation, change or termination thereof shall not be effective with respect to the Grantor until after at least ten (10) days prior notice has been given to the Grantor to the effect that such insurance policies are to be canceled, changed or terminated at a particular time.

If the Grantee at any time refuses, neglects or fails to secure and maintain in full force and effect any or all of the insurance required pursuant to this Deed, the Grantor at its option, may procure or renew such insurance and all amount of money paid therefor by the Grantor shall be payable by the Grantee to the Grantor, with interest thereon at the rate of twelve per centum (12%) per annum from the date the same were paid by the Grantor to the date of payment thereof by the Grantee. The Grantor shall notify the Grantee in writing of the date, purposes, and amount of any such

payments made by it.

(10) Real estate taxes, payments in lieu of taxes, and other public assessments and charges shall be paid by the Grantee when due, and no encumbrance or lien not authorized by the terms of this Deed or of the Agreement shall be permitted to exist.

(11) The Grantee agrees to comply with all applicable rules and orders issued by the United States Department of Housing and Urban Development which prohibit the use of lead-based paint in residential structures undergoing Federally assisted construction or rehabilitation and requiring the elimination of lead-based paint hazards.

(12) The covenants provided in this Deed shall be covenants running with the land, binding to the fullest extent permitted by law and equity for the benefit and in favor of, and enforceable by, the Grantor, its successors and assigns, the City of Boston, and in the case of the covenant provided in paragraph (4) above, the United States, both for an in its or their own right and also to protect the interest of the community and other parties, public and private, in whose favor or for whose benefit the covenants have been provided, against the Grantee, its successors and assigns, and every successor in interest to the Property or any part thereof or any interest therein, and any party in possession or occupancy of the Property or any part thereof. It is further intended and agreed that the covenants provided in this Deed shall remain in effect for the term of the Plan, or until such date thereafter to which such term may be extended by proper amendment of the Plan. The covenant provided in paragraph (4) shall remain in effect without limitation as to time. The covenant for public and charitable purposes provided in paragraph 3 of this Deed and Section 301a(4) of the Agreement shall remain in effect for a period of thirty

(30) years from the date hereof, unless notice of

restriction is recorded extending the period of twenty (20) years from the date of such recordation of notice.

(13) The Grantee, for itself and its successors and assigns, hereby waives all claim and right to damages, payment, or compensation, and agrees with the Grantor and its successors and assigns, to make no claim for damages by reason of the laying out of, discontinuance, change in grade, or taking by the City of Boston for streets abutting the Property, insofar as said actions are for purposes of carrying out said Urban Renewal Plan.

(14) This Deed is subject to a condition subsequent that in the event of a violation and a failure to cure the same by the the Grantee of any provision of, or recited in, Section 802 of the Agreement, but subject to the provisions of Sections 803 and 804 thereof, the Grantor may at its option declare a termination in favor of the Grantor of the Grantee's title, and of all the Grantee's rights and interests in the Property, and such title and all rights and interest of the Grantee, and any assigns or successors in interest, in the Property, shall revert to the Grantor; provided, that such condition subsequent and any reversion of titles as a result thereof in the Grantor shall: (1) always be subject to and limited by and shall not defeat, render invalid, or limit in any way the lien of any mortgage authorized by the Agreement, or any rights or interests provided therein for the protection of the holders of such mortgages, and (2) shall not apply to Parcels of the Property with respect to which a Certificate of Completion has issued pursuant to Section 304 of the Agreement and/or this Deed.

(15) The Certificate of Completion to be issued by the Grantor to the Grantee pursuant to Section 304 of the Agreement shall be a conclusive determination of satisfaction and termination of the agreements and covenants contained in the Agreement and in this Deed

with respect to the obligations of the Grantee and its successors and assigns to construct the Improvements on the Property.

IN WITNESS WHEREOF, the parties have caused their signatures and seals to be placed on this instrument in three (3) counterparts by their duly authorized officers, respectively, on this 30th day of June, 1989.

Signed, sealed and delivered in the presence of:

BOSTON REDEVELOPMENT AUTHORITY

Ronald M. Gray

By: Stephen Coyle
Stephen Coyle, Director

CCBA LIMITED PARTNERSHIP

By: CCBA Realty Corp., General Partner

Ralph F. Cahill

Henry Szeto
Henry Szeto, President

Approved as to form:

Ralph F. Cahill
Ralph F. Cahill
Assistant General Counsel

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss., Boston

June 30, 1989

Then personally appeared before me the above-named Stephen Coyle, who executed the foregoing Deed on behalf of the Boston Redevelopment Authority and acknowledged the same to be the free act and deed of said Authority.

Ralph F. Cahill
Notary Public
My Commission expires: April 17, 1999.

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss., Boston

Then personally appeared before me the above-named Henry Szeto, President of CCBA Realty Corp., General Partner of CCBA Limited Partnership who executed the foregoing Deed and acknowledged the same to be the free act and deed of said partnership.

[Signature]
Notary Public
My Commission expires: _____
Stephen M. Hales
Notary Public
My Commission Expires March 18, 1999

SCHEDULE A

The land shown as Parcel 3B-2B on a plan entitled "Plan of Land, 180 Shawmut Avenue, Boston, Massachusetts" prepared by Briggs Associates, Inc., dated September 18, 1987, recorded in the Suffolk Registry of Deeds at Book 15606, Page 77, and more particularly bounded and described as follows:

- NORTHERLY: by land now or formerly of City Redevelopment Corporation, one hundred thirty-six and 74/100 (136.74) feet and twenty-one and 99/100 (21.99) feet;
- EASTERLY: by land now or formerly of the Boston Redevelopment Authority, one hundred eight and 17/100 (108.17) feet;
- SOUTHERLY: by land now or formerly of the Boston Redevelopment Authority (along the former Garland Street), one hundred fifty and 66/100 (150.66) feet; and
- WESTERLY: by Shawmut Avenue one hundred six and 99/100 (106.99) feet.

Said parcel 3B-2B contains 16,628 square feet, more or less, according to said plan.

CERTIFICATE OF VOTE

The undersigned hereby certifies as follows:

(1) That she is the duly qualified and Acting Assistant Secretary of the Boston Redevelopment Authority, hereinafter called the Authority, and the keeper of the records, including the journal of proceedings of the Authority.

(2) That the following is a true and correct copy of a vote as finally adopted at a meeting held on June 15, 1989 and duly recorded in this office:

Copies of a memorandum dated May 11, 1989, were distributed re: Final Designation of the CCBA Limited Partnership as Redeveloper of Parcel 3B-2B in the South End Urban Renewal Area, attached to which were copies of a map of the location, a parcel map, Redeveloper's Statement for Public Disclosure, a letter from the Commonwealth of Massachusetts, MHFA, dated March 2, 1989, regarding the new or modified terms and conditions of the commitment letter, five proposed votes and two Resolutions.

A Resolution entitled "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: FINAL DESIGNATION OF CCBA LIMITED PARTNERSHIP, APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS, AND PROPOSED DISPOSITION OF PARCEL 3B-2B, SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56" was introduced, read and considered.

A Resolution entitled "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: MODIFICATIONS OF THE URBAN RENEWAL PLAN OF THE SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56 AND AUTHORIZATION TO PROCLAIM BY CERTIFICATE THESE MINOR MODIFICATIONS" was introduced, read and considered.

On motion duly made by Mr. Jones, and seconded by Mr. O'Brien, it was unanimously

VOTED: That the BRA adopt the above mentioned Resolution with regard to the Final Designation of the CCBA Limited Partnership, the nominee of the tentative designee CCBA, as Redeveloper of South End Urban Renewal Parcel 3B-2B, for the construction of 40 rental housing units, 26 (65%) of which will be affordable to low- and moderate-income households.

FURTHER
VOTED: That the Housing Creation Proposal submitted by Perry/Jaymont Venture, approved by the BRA on April 6, 1989, be amended to allow the interest accruing on the Net Present Value of the Development Impact Project Exactions to be used to fund construction cost overruns and to pay escrow fees, and that any other interest to remain in escrow subject to the Escrow Agreement and Housing Creation Agreement to be entered into by the BRA.

FURTHER
VOTED: That the Director or the Executive Director be authorized to terminate the License Agreement by and between the Boston Redevelopment Authority and Stanhope Garage Inc. dated July 29, 1981, pursuant to Section 3 of said License Agreement.

FURTHER
VOTED: To adopt the resolution above mentioned regarding a proclaimer of minor modification to the South End Urban Renewal Area Plan for Parcel 3B-2B, which modifications are necessary to effectuate the development of Waterford Place.

FURTHER
VOTED: That the Authority adopt the Confirmatory Order of Taking for Parcel 3B-2B in the South End Urban Renewal Area presented at the meeting.

On motion duly made and seconded, it was unanimously

VOTED: To adopt the Resolutions as read and considered.

The aforementioned Resolutions and MHFA letter are incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No.5176.

(3) That said meeting was duly convened and held in all respects in accordance with law, and to the extent required by law, due and proper notice of such meeting was given; that a legal quorum was present throughout the meeting, and a legally sufficient number of members of the Authority voted in a proper manner, and all other requirements and proceedings under law incident to the proper adoption or the passage of said vote have been duly fulfilled, carried out and otherwise observed.

(4) That the document to which this certificate is attached is in substantially the form as that presented to said meeting.

(5) That if an impression of the seal has been affixed below, it constitutes the official seal of the Boston Redevelopment Authority, and this certificate is hereby executed under such official seal.

(6) That Stephen Coyle is the Director of this Authority.

(7) That the undersigned is duly authorized to execute this certificate.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand this 26th day of June, 1989.

Kans Simon
Secretary

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF CCBA LIMITED PARTNERSHIP,
APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS,
AND PROPOSED DISPOSITION OF PARCEL 3B-2B,
SOUTH END URBAN RENEWAL AREA,
PROJECT NO. MASS. R-56

WHEREAS, The Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, the CCBA Limited Partnership has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel 3B-2B in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

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

1. That the CCBA Limited Partnership be and hereby is granted final designation as Redeveloper of Parcel 3B-2B in the South End Urban Renewal Area.
2. That it is hereby determined that the CCBA Limited Partnership possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
3. That disposal of said Parcel by negotiation is the appropriate method of making the land available for redevelopment.
4. That the Final Working Drawings and Specifications submitted by the CCBA Limited Partnership dated March 3, 1989 for the development of Parcel 3B-2B be approved.

5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed and any other instruments necessary to convey Parcel 3B-2B to the CCBA Limited Partnership, said documents to be in the Authority's usual form, incorporating such deed restrictions or covenants to insure the long term affordability of the units.
7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement of Public Disclosure" (Federal Form H-6004).

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CERTIFICATE OF VOTE

The undersigned hereby certifies as follows:

(1) That he is the duly qualified and Acting Secretary of the Boston Redevelopment Authority, hereinafter called the Authority, and the keeper of the records, including the journal of proceedings of the Authority.

(2) That the following is a true and correct copy of a vote as finally adopted at a meeting of the Authority held on March 29, 1979, and duly recorded in this office:

Copies of a memorandum dated March 29, 1979, were distributed re: South End Project, Mass. R-56, Rescission of Final Designation of Redeveloper, City Redevelopment Corporation, Parcel 3B-2, attached to which were copies of a letter dated March 16, 1979, from the South End Project Coordinator, and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the designation of the City Redevelopment Corporation as redeveloper of Reuse Parcel 3B-2 in the South End Urban Renewal Area be and hereby is rescinded, and that the Director is further authorized to execute an amendment to the Land Disposition Agreement with City Redevelopment Corporation.

(3) That said meeting was duly convened and held in all respects in accordance with law, and to the extent required by law, due and proper notice of such meeting was given; that a legal quorum was present throughout the meeting and a legally sufficient number of members of the Authority voted in a proper manner and all other requirements and proceedings under law incident to the proper adoption or the passage of said vote have been duly fulfilled, carried out and otherwise observed.

~~(4) That~~
~~LO WHAF, LMAP, COTTEKALP, IS ATTACHED, IS IN SUBSTANTIALLY THE FORM,~~
~~PAI, KAC, DEBENED, LO, BRAP, REELING.~~

(5) That if an impression of the seal has been affixed below, it constitutes the official seal of the Boston Redevelopment Authority, and this certificate is hereby executed under such official seal.

(6) That Stephen Coyle is the Director of this Authority.

(7) That the undersigned is duly authorized to execute this certificate.

IN WITNESS WHEREOF, the undersigned hereunto has set his hand this 22nd day of June, 1989.

BOSTON REDEVELOPMENT AUTHORITY

By: Kenn J. ...
Secretary

LS

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATIONS OF THE URBAN RENEWAL PLAN OF THE SOUTH URBAN
RENEWAL AREA, PROJECT NO. MASS. R-56 and AUTHORIZATION TO
PROCLAIM BY CERTIFICATE THESE MINOR MODIFICATIONS

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area was adopted by the Boston Redevelopment Authority on September 23, 1965 and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1201 of Chapter XII of said Plan entitled: "Modifications and Termination" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, it is the opinion of the Authority that the minor modifications with respect to Parcel 3B-2B are consistent with the objectives of the South End Urban Renewal Plan; and

WHEREAS, the proposed amendments to the Plan are minor changes and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan; and

WHEREAS, the proposed amendments to the Plan are necessary to effectuate the redevelopment of Parcel 3B-2B;

WHEREAS, the Authority is cognizant of Chapter 781 of the Acts and Resolves of 1972 with respect to minimizing and preventing damage to the environment;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY,

-2-

That, pursuant to Section 1201 of the South End Urban Renewal Plan, Mass. R-56, it be and hereby is amended as follows:

1. Chapter VI, "Land Use, Building Requirement and Other Controls", Section 604, Land Use Controls, Permitted Uses is hereby modified by inserting at the end thereof ", residential".

That the proposed modifications are found to be minor modifications which do not substantially or materially alter or change the Plan;

That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect;

That it is hereby found and determined that the proposed development will not result in significant damage to or impairment

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CERTIFICATE OF VOTE

The undersigned hereby certifies as follows:

(1) That he is the duly qualified and Acting Secretary of the Boston Redevelopment Authority, hereinafter called the Authority, and the keeper of the records, including the journal of proceedings of the Authority.

(2) That the following is a true and correct copy of a vote as finally adopted at a meeting of the Authority held on June 15, 1989, and duly recorded in this office:

Copies of a memorandum dated June 15, 1989, were distributed re: Housing Creation Proposal Submitted by Perry/Jaymont Venture, attached to which were four votes; copies of documents entitled: "1. Housing Creation Proposal"; "2. DIP Agreement" including Exhibits A and B; "3. Partnership Agreement" including Appendix A; "4. Letter from CCBA"; "5. Fact Sheet"; "6. Location Map"; "7. Development Budget"; "8. Predevelopment Expense Budget"; "9. Tentative Designation Memo of May 21, 1987" with attached Resolution.

On motion duly made and seconded, it was unanimously

VOTED: That the Authority finds after consideration of the evidence submitted at a public hearing on this date, July 16, 1987, regarding the Housing Creation Proposal submitted by Perry/Jaymont Venture: (1) that Perry/Jaymont Venture is obligated to pay approximately \$1,742,225 in Development Impact Project Exactions pursuant to Article 26A of the Boston Zoning Code and a Development Impact Project Agreement for the 125 Summer Street development entered into by the Perry/Jaymont Venture and the Boston Redevelopment Authority on May 18, 1987; (2) that Perry/Jaymont Venture submitted on July 16, 1987 a Housing Creation Proposal pursuant to Section 26A-3.2 of the Boston Zoning Code; (3) that the Neighborhood Housing Trust has reviewed said Proposal and has made recommendations to the Authority with regard thereto; (4) that Perry/Jaymont Venture has entered into a Partnership Agreement with the Chinese Consolidated Benevolent Association of New England (CCBA), or a wholly-owned subsidiary of the CCBA for the purpose of creating affordable housing; (5) that the CCBA or a wholly-owned subsidiary has received the Authority's

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tentative designation as redeveloper of Parcel 3B-2B in the South End Urban Renewal Area; (6) that the CCBA, through the CCBA Limited Partnership, proposes to develop approximately 40 units of rental housing on said Parcel 3B-2B; (7) that a need for pre-development funding of CCBA Limited Partnership to enable development planning for said housing exists; (8) that but for said development planning funding, said housing would not be built; (9) that application of the Development Impact Project Exactions from Perry/Jaymont Venture as proposed in its Housing Creation Proposal is necessary and appropriate to the development of said affordable housing on BRA Parcel 3B-2B; (10) that the deposit of the Net Present Value of the Perry/Jaymont Venture DIP Exaction into escrow pursuant to the CCBA Limited Partnership Agreement and Certificate, together with assignment to the Authority or the Neighborhood Housing Trust of Perry/Jaymont Venture interests in the CCBA Limited Partnership Agreement, full compliance by Perry/Jaymont Venture with Article 2 of the DIP Agreement executed by it and dated May 18, 1987.

FURTHER
VOTED: That the Housing Creation Plan for pre-construction funding for the CCBA Limited Partnership in an amount not to exceed \$250,000 as submitted by Perry/Jaymont Venture on July 16, 1987 is hereby approved;

FURTHER
VOTED: That the Director be and hereby is authorized to enter into housing creation and escrow agreements pursuant to Section 10 of the Housing Creation Regulations and such other documents and on such terms and conditions as may be necessary to implement the Housing Creation Plan and ensure the successful development of BRA Parcel 3B-2B as affordable housing by the CCBA and/or the CCBA Limited

Partnership, each on such terms and conditions as the Director may deem necessary and/or appropriate; provided (1) that the escrow deposit of the Net Present Value of the Development Impact Project Exactions as provided for in the CCBA Limited Partnership Agreement and said Housing Creation Regulations shall be in the name of the Authority as agent for the Neighborhood Housing Trust or the Neighborhood Housing Trust directly; (2) that the interest thereon accrue to the Neighborhood Housing Trust; (3) that Perry/Jaymont Venture assign its interests in the CCBA Limited Partnership upon payment of said Net Present Value amount in the said escrow account; (4) that such funding shall be returned to the Neighborhood Housing Trust directly or via the Authority to the extent that they are available as Net Capital Proceeds at project financing; and (5) that CCBA Limited Partnership amend its Agreement and Certificate, dated July 17, 1986, and such other documents as may be necessary to effectuate the above conditions; and

**FURTHER
VOTED:**

That the Director be authorized to determine a discount rate by the method set forth in the Housing Creation Regulations adopted by the Authority on April 17, 1986 upon submission of documentation by Perry/Jaymont Venture satisfactory to the Director and to determine the resulting Net Present Value as defined in said Housing Creation Regulations of DIP Exactions due under the 125 Summer Street DIP Agreement dated May 18, 1987, and that the Director be authorized further to issue a Certificate of compliance to Perry/Jaymont Venture upon request therefor and upon compliance by Perry/Jaymont Venture with the requirements imposed upon Perry/Jaymont Venture by Article 2 of said DIP Agreement, by the CCBA Limited Partnership Agreement, and by the housing creation agreement.

The aforementioned documents are incorporated in the minutes and are filed in the Document Book of the Authority as Document No. 4928.

(3) That said meeting was duly convened and held in all respects in accordance with law, and to the extent required by law, due and proper notice of such meeting was given; that a legal quorum was present throughout the meeting and a legally sufficient number of members of the Authority voted in a proper manner and all other requirements and proceedings under law incident to the proper adoption or the passage of said vote have been duly fulfilled, carried out and otherwise observed.

(4) That the Document to which this certificate is attached is in substantially the form as that presented to said meeting.

(5) That if an impression of the seal has been affixed below, it constitutes the official seal of the Boston Redevelopment Authority, and this certificate is hereby executed under such official seal.

(6) That Stephen Coyle is the Director of this Authority.

(7) That the undersigned is duly authorized to execute this certificate.

IN WITNESS WHEREOF, the undersigned hereunto has set his hand this 26th day of June, 1989.

BOSTON REDEVELOPMENT AUTHORITY

By: Kay S. Purman
Secretary

LS

CERTIFICATE OF VOTE

The undersigned hereby certifies as follows:

(1) That he is the duly qualified and Acting Secretary of the Boston Redevelopment Authority, hereinafter called the Authority, and the keeper of the records, including the journal of proceedings of the Authority.

(2) That the following is a true and correct copy of a vote as finally adopted at a meeting held on April 6, 1989, and duly recorded in this office:

Copies of a memorandum dated April 6, 1989, were distributed re: Housing Creation Proposal Submitted by Perry/Jaymont Venture for Waterford Place, which included four proposed votes.

Also distributed were copies of a document entitled "Housing Creation Proposal by Perry/Jaymont Venture for Chinese Consolidated Benevolent Association Sponsored Housing".

Mr. Anthony Williams, Assistant Director, and Mr. Ronald Fong, Deputy Director, Neighborhood Housing and Development, addressed the Board and answered the Members' questions.

Martha McMahon, Attorney for Perry/Jaymont Venture from McCormack and Putziger, addressed the Board and answered the Members' questions.

Mr. Gerry Polcari, Architect, resident of Pleasant Street, Brookline, made a presentation and answered the Members' questions.

Ms. Sharon Lowenthal, CCBA's consultant, addressed the Board and answered the Members' questions.

The following appeared in support:

Henry Szeto, President of the Chinese Consolidated Benevolent Association;
Mr. Frank Chen, Executive Director, Chinese Economic Development Council;
Councillor Bruce Bolling.

No one appeared in opposition.

On motion duly made by Mr. Jones and seconded by Mr. Donlan, it was unanimously

VOTED: That the Authority finds after consideration of the evidence submitted at a public hearing on this date, April 6, 1989, regarding the Housing Creation Proposal submitted by Perry/Jaymont Venture: (1) that Perry/Jaymont Venture is obligated to pay approximately \$1,742,225 in Development Impact Project Exactions pursuant to Article 26A of the Boston Zoning Code and a Development Impact Project Agreement for the 125 Summer Street development entered into by the Perry/Jaymont Venture and the Boston Redevelopment Authority on May 18, 1987; (2) that Perry/Jaymont Venture submitted on March 22, 1989, a Housing Creation Proposal pursuant to Section 26A-3.2 of the Boston Zoning Code; (3) that the Neighborhood Housing Trust has reviewed said Proposal and has made recommendations to the Authority with regard thereto; (4) that Perry/Jaymont Venture has entered into a Partnership Agreement with the Chinese Consolidated Benevolent Association of New England (CCBA), or a wholly-owned subsidiary of the CCBA for the purpose of creating affordable housing; (5) that the CCBA or a wholly-owned subsidiary has received the Authority's tentative designation as redeveloper of Parcel 3B-2B in the South End Urban Renewal Area; (6) that the CCBA, through the CCBA Limited Partnership, proposes to develop approximately 40 units of rental housing on said Parcel 3B-2B; (7) that a need for pre-development and construction funding of CCBA Limited Partnership to enable development planning for and construction of said housing exists; (8) that but for the commitment of linkage funding to CCBA Limited Partnership said housing would not be built; (9) that application of the Development Impact Project Exactions from Perry/Jaymont Venture

as proposed in its Housing Creation Proposal is necessary and appropriate to the development of said affordable housing on BRA Parcel 3B-2B; (10) that the deposit of the Net Present Value of the Perry/Jaymont Venture DIP Exaction into escrow pursuant to the CCBA Limited Partnership Agreement and Certificate, and pursuant to the Escrow Agreement Certificate entered into by the BRA, Perry/Jaymont Venture, CCBA Limited Partnership and The First National Bank of Boston, together with assignment to the Neighborhood Housing Trust of Perry/Jaymont Venture interests in the CCBA Limited Partnership Agreement, constitutes full compliance by Perry/Jaymont Venture with Article 2 of the DIP Agreement executed by it and dated May 18, 1987.

FURTHER
VOTED:

That the Housing Creation Proposal for pre-development and construction funding for the CCBA Limited Partnership in an amount not to exceed \$1,368,418.02 as submitted by Perry/Jaymont Venture on March 22, 1989 is hereby approved;

FURTHER
VOTED:

That the Director be, and hereby, is authorized to enter into a housing creation agreement pursuant to Section 10 of the Housing Creation Regulations and such other documents and on such terms and conditions as may be necessary to implement the Housing Creation Proposal and ensure the successful development of BRA Parcel 3B-2B as affordable housing by the CCBA and/or the CCBA Limited Partnership, each on such terms and conditions as the Director may deem necessary and/or appropriate; provided (1) that the Escrow Account into which Perry/Jaymont has paid the estimated present value of its DIP Exactions shall continue to be managed by the BRA as the agent of the Trust, pursuant to the CCBA Limited Partnership Agreement and the Escrow Agreement; (2) that upon the final determination of

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the DIP Exaction payment, which will occur upon completion of construction to reflect the weighted average of the cost of funds during the construction of the project, Perry/Jaymont Venture shall assign its interest in the CCBA Limited Partnership to the Neighborhood Housing Trust; (3) that any funds pertaining to the development of this affordable housing project remaining in the Escrow Account on December 31, 1990, shall be payable to and for the benefit of the Neighborhood Housing Trust, unless such time period is extended by vote of the BRA; (4) that the interest upon the Escrow Account shall accrue to the Neighborhood Housing Trust; (5) that any excess proceeds that accrue to the affordable housing project due to but not limited to the procurement of tax credits or syndication proceeds be maintained in the Escrow Account for the use of further development of affordable housing in Chinatown as per the CCBA Limited Partnership Agreement, subject to approval of such affordable housing creation projects by the Neighborhood Housing Trust and the BRA; (6) that said accumulated interest and excess proceeds remaining in the Escrow Account on December 31, 1992 shall be payable to and for the benefit of the Neighborhood Housing Trust, unless such time period is extended by vote of the Trust; and (7) that CCBA Limited Partnership amend its Agreement and Certificate, dated July 17, 1986, and such other documents as may be necessary to effectuate the above conditions; and

FURTHER
VOTED:

That the Director be authorized to determine a discount rate by the method set forth in the Housing Creation Regulations adopted by the Authority on April 17, 1986, upon submission of documentation by Perry/Jaymont Venture satisfactory to the Director and to determine the resulting Net Present Value as

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defined in said Housing Creation Regulations of DIP Exactions due under the 125 Summer Street DIP Agreement dated May 18, 1987, and that the Director be authorized further to issue a certificate of compliance to Perry/Jaymont Venture upon request therefor and upon compliance by Perry/Jaymont Venture with the requirements imposed upon Perry/Jaymont Venture by Article 2 of said DIP Agreement, by the CCBA Limited Partnership Agreement, and by the Housing Creation Agreement.

The aforementioned document entitled "Housing Creation Proposal by Perry/Jaymont Venture for Chinese Benevolent Association Sponsored Housing" is incorporated in the Minutes of this Meeting and filed in the Document Book of the Authority as Document No. 5155A.

(3) That said meeting was duly convened and held in all respects in accordance with law, and to the extent required by law, due and proper notice of such meeting was given; that a legal quorum was present throughout the meeting and a legally sufficient number of members of the Authority voted in a proper manner and all other requirements and proceedings under law incident to the proper adoption or the passage of said vote have been duly fulfilled, carried out and otherwise observed.

(4) That the Document to which this certificate is attached is in substantially the form as that presented to said meeting.

(5) That if an impression of the seal has been affixed below, it constitutes the official seal of the Boston Redevelopment Authority, and this certificate is hereby executed under such official seal.

(6) That Stephen Coyle is the Director of this Authority.

(7) That the undersigned is duly authorized to execute this certificate.

IN WITNESS WHEREOF, the undersigned hereunto has set his hand this 26th day of June, 1989.

BOSTON REDEVELOPMENT AUTHORITY

By: Kaus Simonian

Secretary

LS

EXHIBIT 1111
JUN 28 1989
SECRETARY'S OFFICE
0150 Ave. 10/89