

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY REGARDING
MINOR MODIFICATIONS TO THE SOUTH END URBAN RENEWAL PLAN WITH
RESPECT TO PARCEL PB 15 AND PARCEL 45

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Project Area was adopted by the Boston Redevelopment Authority ("Authority") on September 23, 1965 and approved by the City Council of the City of Boston on December 6, 1965 (said plan, as previously modified and as extended, being herein referred to as the "Plan"); and

WHEREAS, Section 1201 of Chapter XII of the Plan, entitled "Modification and Termination", provides that the Plan may be modified at any time by the 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 modifications hereinafter provided with respect to Parcel PB 15 and Parcel 45 in the South End Urban Renewal Area are consistent with the objectives of the Plan and are minor modifications which may be adopted within the discretion of the Authority pursuant to said Section 1201; and

WHEREAS, the Authority is cognizant of the requirements of Massachusetts General Laws Chapter 30, Sections 61 through 62H, as amended, and its implementing regulations (collectively, "MEPA") with respect to minimizing and preventing damage to the environment.

NOW, THEREFORE, be it resolved by the Authority as follows:

1. Pursuant to Section 1201 thereof, the Plan be, and hereby is, amended as follows:
 - (a) That Map 1, "Property Map" is hereby modified by expanding Parcel 45 to include the abutting parcel formerly within the layout of Albany Street, subject to appropriate action by the Public Improvements Commission.
 - (b) That Map 2, "Proposed Land Use" is hereby modified by changing the Proposed Land Use of Parcel PB 15 from "Institutional, Residential" and Parcel 45 from "Residential" to "Institutional, Residential, Office, Retail, Fitness Center, Health Club, Garage".
 - (c) That Chapter VI entitled "Land Use Building Requirements and Other Controls" Section 602, Table A, "Land Use and Building Requirements" is hereby modified by inserting the following with respect to Parcel PB 15 and Parcel 45:

Parcels	Uses	Min Set Back	Min Hgt.	Max Hgt.	Max Net Density	Min Pkg Ratio	Planning Design Required
PB 15	Institutional, Residential, Office, Retail, Fitness Center, Health Club, Garage	AA	AA	AA	AA	AA	B
45	Institutional, Residential, Office, Retail, Fitness Center, Health Club, Garage	AA	AA	AA	AA	AA	B

(d) That (i) the existing improvements on Parcel PB 15 and Parcel 45 are hereby confirmed as allowed by the Authority under the Plan, and (ii) the rehabilitation of 35 Northampton Street and office space at 860 Harrison Avenue, and related improvements as approved by the Authority under the provisions of Massachusetts General Laws Chapter 121A and Article 80 of the Boston Zoning Code, are hereby confirmed as allowed by the Authority under the Plan.

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

3. That all other provisions of the Plan not inconsistent herewith be and hereby are continued in full force and effect.

4. That it is hereby found and determined pursuant to MEPA that the foregoing modification of the Plan, and any proposed development undertaken pursuant thereto,

will not result in significant damage to or impairment of the environment, and further that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

5. That the Director be, and hereby is, authorized and directed to proclaim by certificate these minor modifications of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM7207.1, Circular dated June 3, 1970, if required and/or applicable.