

MAY 14 2018

May 14, 2018

Janelle Chan
Undersecretary
Department of Housing and Community Development
Commonwealth of Massachusetts
100 Cambridge Street, Suite 300
Boston, Massachusetts 02114

Re: Proposed Minor Modification to the South End Urban Renewal Plan, Project
No. Mass. R-56, with respect to Parcels X-30A, X-30A-1, X-30B, X-30C and X-
30D

Dear Undersecretary Chan:

In accordance with the policies adopted by the Boston Redevelopment Authority ("BRA") Board on September 15, 2016, with respect to proposed urban renewal actions of the BRA, I am hereby notifying the Commonwealth of Massachusetts Department of Housing and Community Development that the BRA proposes to adopt a minor modification to the South End Urban Renewal Plan, Project No. Mass. R-56, with respect to Parcels X-30A, X-30A-1, X-30B, X-30C and X-30D.

The purpose of the proposed BRA action is to facilitate the redevelopment of the "Crescent Parcel" site in the Roxbury neighborhood as an outcome of the PLAN: Dudley Square community planning process. Request for Proposals (RFPs) slated to be issued for sites in this planning area will contain Development Objectives and Guidelines crafted in concert with the community as part of this process.

May 14, 2018

Janelle Chan
Undersecretary
Department of Housing and Community Development
Commonwealth of Massachusetts
100 Cambridge Street, Suite 300
Boston, Massachusetts 02114

Re: Proposed Minor Modification to the South End Urban Renewal Plan, Project
No. Mass. R-56, with respect to Parcels X-30A, X-30A-1, X-30B, X-30C and X-
30D

Dear Undersecretary Chan:

In accordance with the policies adopted by the Boston Redevelopment Authority ("BRA") Board on September 15, 2016, with respect to proposed urban renewal actions of the BRA, I am hereby notifying the Commonwealth of Massachusetts Department of Housing and Community Development that the BRA proposes to adopt a minor modification to the South End Urban Renewal Plan, Project No. Mass. R-56, with respect to Parcels X-30A, X-30A-1, X-30B, X-30C and X-30D.

The purpose of the proposed BRA action is to facilitate the redevelopment of the "Crescent Parcel" site in the Roxbury neighborhood as an outcome of the PLAN: Dudley Square community planning process. Request for Proposals (RFPs) slated to be issued for sites in this planning area will contain Development Objectives and Guidelines crafted in concert with the community as part of this process.

UNDERSECRETARY JANELLE CHAN

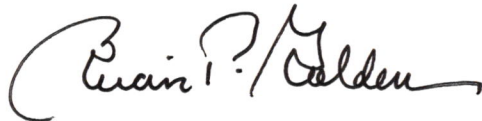
May 14, 2018

Page Two

I enclose a copy of the proposed minor modification resolution. If you have any questions about this matter, please do not hesitate to contact Janet Carlson, First Assistant General Counsel, at (617) 918-4389.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian P. Golden". The signature is fluid and cursive, with the first name "Brian" and last name "Golden" being the most legible parts.

Brian P. Golden
Director

Enclosure

RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY
RE: MINOR MODIFICATION TO THE URBAN RENEWAL PLAN
FOR THE SOUTH END URBAN RENEWAL AREA, PROJECT
NO. MASS. R-56, WITH RESPECT TO PARCELS X-30A, X-30A-1,
X-30B, X-30C AND X-30D

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, was adopted by the Boston Redevelopment Authority (the "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, being herein referred to as the "Plan"); and

WHEREAS, Section 1201 of Chapter XII of the Plan entitled: "Modification" 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 modification with respect to Parcels X-30A, X-30A-1, X-30B, X-30C and X-30D is consistent with the objectives of the Plan and is a minor modification which may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan; 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 BOSTON REDEVELOPMENT AUTHORITY:

That, pursuant to Section 1201 of the Plan, the Plan be and hereby is amended as follows:

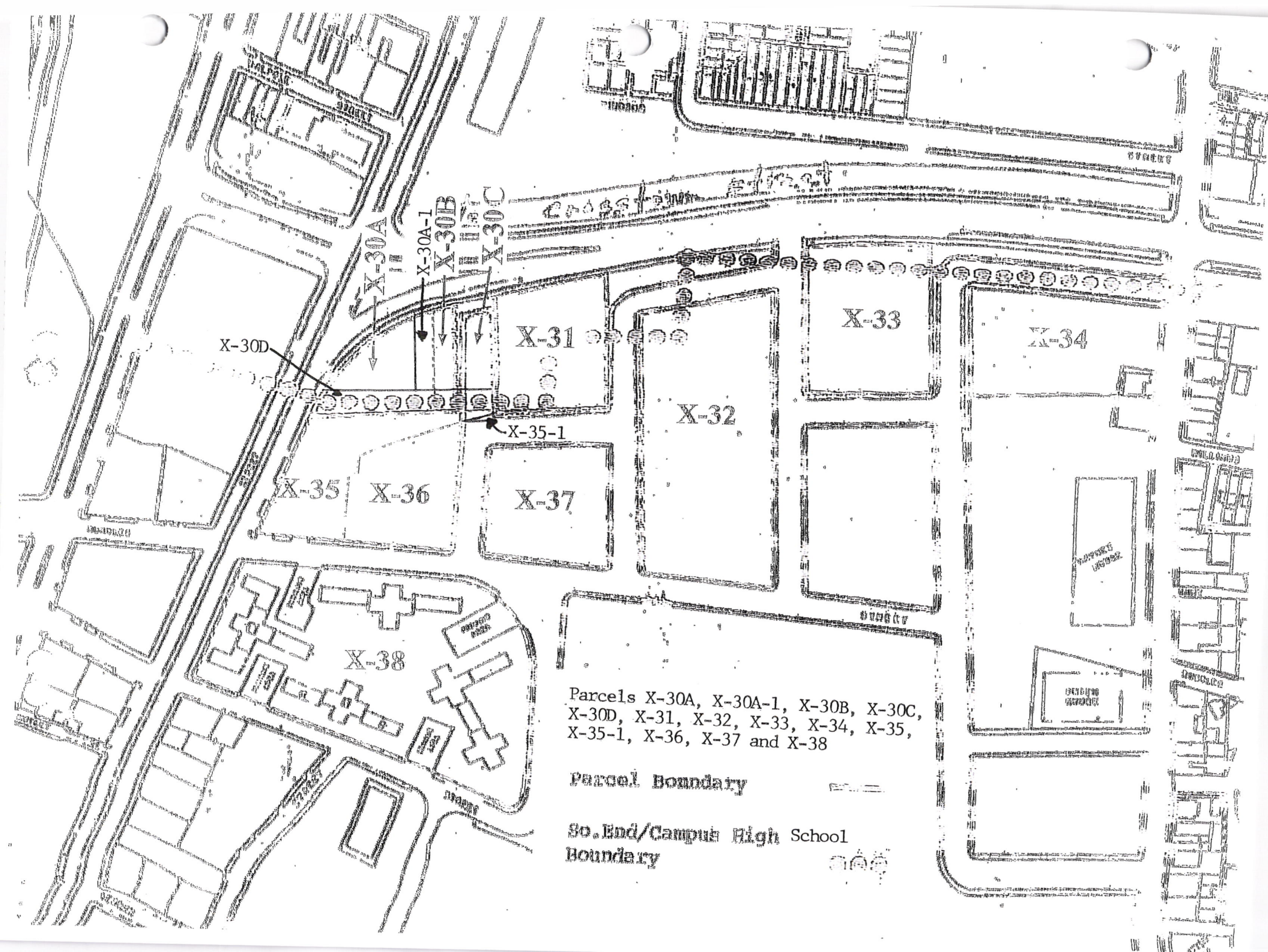
1. That Map No. 3 "Reuse Parcels" is hereby modified by creating Parcels X-30A, X-30A-1, X-30B, X-30C and X-30D as shown on the map attached hereto.
2. That Map No. 1 "Property" is hereby modified by identifying Parcels X-30A, X-30A-1, X-30B, X-30C and X-30D as properties to be acquired.
3. That Map No. 2 "Proposed Land Use" is hereby modified by setting the proposed land use of Parcels X-30A, X-30A-1, X-30B, X-30C and X-30D as school, residential, and/or commercial.

4. That Table A entitled "Land Use and Building Requirements" of Section 602 of Chapter VI shall be modified by adding the following language:

Reuse Parcel No.	Permitted Land Uses	Minimum Set-Back (in feet)	Height (in ft.) Min. Max.		Max. Net Density	Min. Parking Ratio	Planning & Design Req' ments
X-30A	School, Residential and/or Commercial	AA	AA	AA	AA	AA	B
X-30A-1	School, Residential and/or Commercial	AA	AA	AA	AA	AA	B
X-30B	School, Residential and/or Commercial	AA	AA	AA	AA	AA	B
X-30C	School, Residential and/or Commercial	AA	AA	AA	AA	AA	B
X-30D	School, Residential and/or Commercial	AA	AA	AA	AA	AA	B

5. That this modification is found to be a minor modification which does not substantially or materially alter or change the Plan.
6. 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.

7. That all other provisions of said Plan not inconsistent herewith be, and hereby are, continued in full force and effect.
8. That the Director be, and hereby is, authorized to proclaim by certificate this minor modification of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1, dated August, 1974.



Parcels X-30A, X-30A-1, X-30B, X-30C,
X-30D, X-31, X-32, X-33, X-34, X-35,
X-35-1, X-36, X-37 and X-38

Parcel Boundary

So. End/Campus High School
Boundary



May 14, 2018

The Honorable Andrea Campbell
President
Boston City Council
One City Hall Square
Boston, MA 02201

Re: Proposed Minor Modification to the South End Urban Renewal Plan, Project No. Mass. R-56, with respect to Parcels X-30A, X-30A-1, X-30B, X-30C and X-30D

Dear Councilor Campbell:

In accordance with the policies adopted by the Boston Redevelopment Authority ("BRA") Board on December 21, 2004 and April 14, 2016, with respect to proposed urban renewal actions of the BRA, I am hereby notifying the Boston City Council that the BRA proposes to adopt a minor modification to the South End Urban Renewal Plan, Project No. Mass. R-56, with respect to Parcels X-30A, X-30A-1, X-30B, X-30C and X-30D.

The purpose of the proposed BRA action is to facilitate the redevelopment of the "Crescent Parcel" site in the Roxbury neighborhood as an outcome of the PLAN: Dudley Square community planning process. Request for Proposals (RFPs) slated to be issued for sites in this planning area will contain Development Objectives and Guidelines crafted in concert with the community as part of this process.

COUNCILOR CAMPBELL

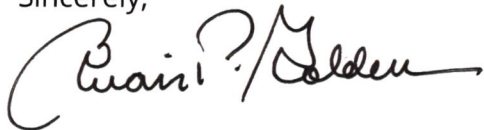
May 14, 2018

Page Two

I enclose a copy of the proposed minor modification resolution. If you have any questions about this matter, please do not hesitate to contact Janet Carlson, First Assistant General Counsel, at (617) 918-4389.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian P. Golden". The signature is fluid and cursive, with a large initial "B" and a stylized "G".

Brian P. Golden
Director

Enclosure

RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY
RE: MINOR MODIFICATION TO THE URBAN RENEWAL PLAN
FOR THE SOUTH END URBAN RENEWAL AREA, PROJECT
NO. MASS. R-56, WITH RESPECT TO PARCELS X-30A, X-30A-1,
X-30B, X-30C AND X-30D

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, was adopted by the Boston Redevelopment Authority (the "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, being herein referred to as the "Plan"); and

WHEREAS, Section 1201 of Chapter XII of the Plan entitled: "Modification" 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 modification with respect to Parcels X-30A, X-30A-1, X-30B, X-30C and X-30D is consistent with the objectives of the Plan and is a minor modification which may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan; 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 BOSTON REDEVELOPMENT AUTHORITY:

That, pursuant to Section 1201 of the Plan, the Plan be and hereby is amended as follows:

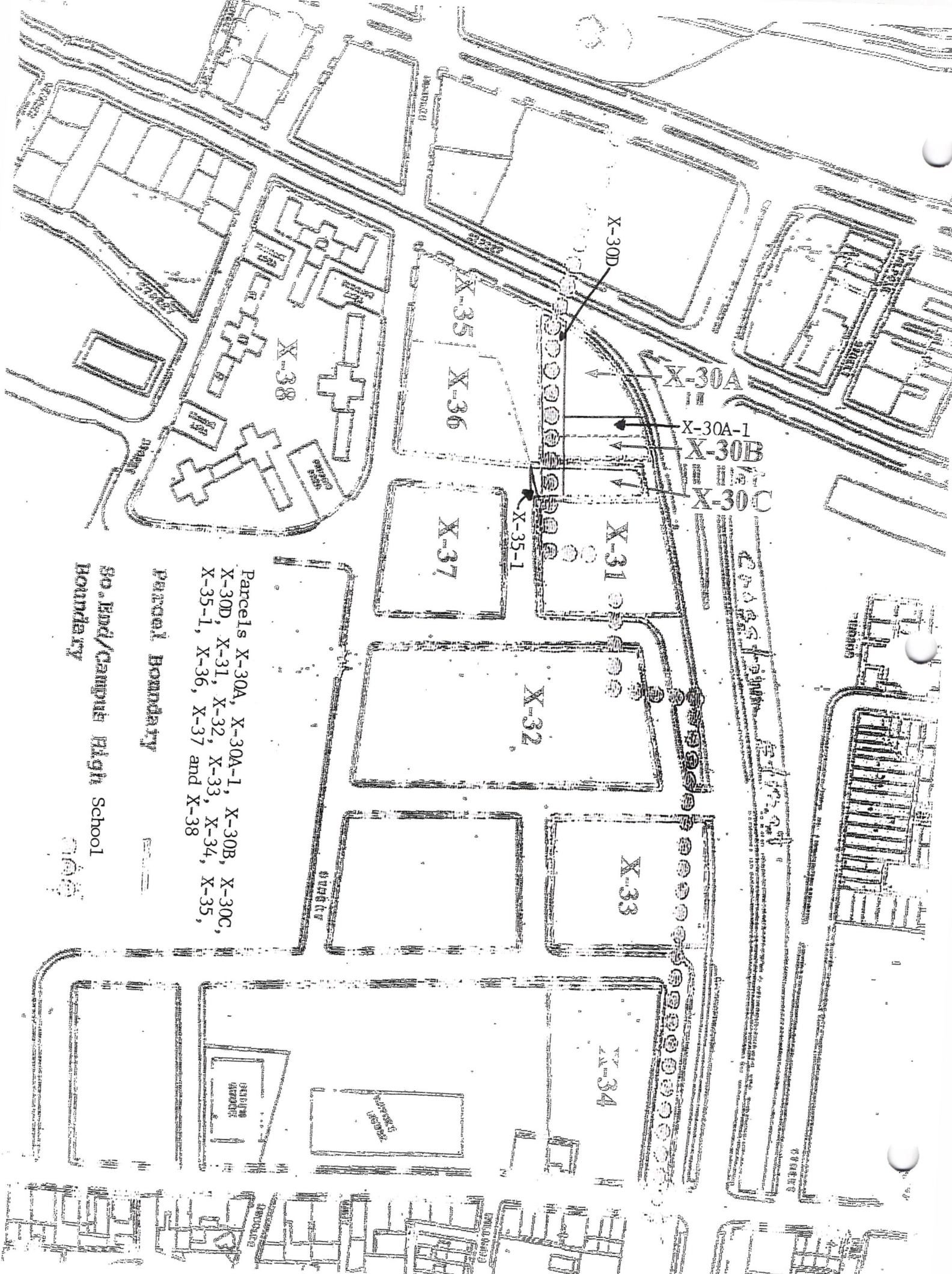
1. That Map No. 3 "Reuse Parcels" is hereby modified by creating Parcels X-30A, X-30A-1, X-30B, X-30C and X-30D as shown on the map attached hereto.
2. That Map No. 1 "Property" is hereby modified by identifying Parcels X-30A, X-30A-1, X-30B, X-30C and X-30D as properties to be acquired.
3. That Map No. 2 "Proposed Land Use" is hereby modified by setting the proposed land use of Parcels X-30A, X-30A-1, X-30B, X-30C and X-30D as school, residential, and/or commercial.

4. That Table A entitled "Land Use and Building Requirements" of Section 602 of Chapter VI shall be modified by adding the following language:

Reuse Parcel No.	Permitted Land Uses	Minimum Set-Back (in feet)	Height (in ft.) Min. Max.		Max. Net Density	Min. Parking Ratio	Planning & Design Req'ments
X-30A	School, Residential and/or Commercial	AA	AA	AA	AA	AA	B
X-30A-1	School, Residential and/or Commercial	AA	AA	AA	AA	AA	B
X-30B	School, Residential and/or Commercial	AA	AA	AA	AA	AA	B
X-30C	School, Residential and/or Commercial	AA	AA	AA	AA	AA	B
X-30D	School, Residential and/or Commercial	AA	AA	AA	AA	AA	B

5. That this modification is found to be a minor modification which does not substantially or materially alter or change the Plan.
6. 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.

7. That all other provisions of said Plan not inconsistent herewith be, and hereby are, continued in full force and effect.
8. That the Director be, and hereby is, authorized to proclaim by certificate this minor modification of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1, dated August, 1974.



Parcels X-30A, X-30A-1, X-30B, X-30C, X-30D, X-31, X-32, X-33, X-34, X-35, X-35-1, X-36, X-37 and X-38

Parcel Boundary

So. Edd/Campus High School Boundary

January 8, 2018

Chrystal Kornegay
Undersecretary
Department of Housing and Community Development
Commonwealth of Massachusetts
100 Cambridge Street, Suite 300
Boston, Massachusetts 02114

Re: Proposed Minor Modification to the South End Urban Renewal Plan, Project No.
Mass. R-56, with respect to Parcel 4

Dear Undersecretary Kornegay:

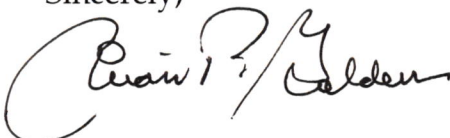
In accordance with the policies adopted by the Boston Redevelopment Authority ("BRA") Board on September 15, 2016, with respect to proposed urban renewal actions of the BRA, I am hereby notifying the Commonwealth of Massachusetts Department of Housing and Community Development that the BRA proposes to adopt a minor modification to the South End Urban Renewal Plan, Project No. Mass. R-56, with respect to Parcel 4.

The purpose of the proposed BRA action is to facilitate the development of the Boston Chinese Evangelical Church ("BCEC") portion of the Shawmut Avenue/Washington Street Block project on Parcel 4 located at 120 Shawmut Street in the South End.

I enclose a copy of the proposed minor modification resolution. If you have any questions about this matter, please do not hesitate to contact Janet Carlson, First Assistant General Counsel, at (617) 918-4389.

Thank you.

Sincerely,



Brian P. Golden
Director

Enclosure

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY REGARDING MINOR MODIFICATIONS TO THE SOUTH END URBAN RENEWAL PLAN, PROJECT NO. MASS. R-56, WITH RESPECT TO PARCEL 4.

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 (said plan, as previously modified, being herein referred to as the "Plan"); and

WHEREAS, Section 1201 of Chapter XII of the Plan, entitled "Modification" provides that the Plan may be modified at any time by The Boston Planning & Development Agency (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 4 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 by deleting the subsection entitled "PARCEL 4" in Section 604 of the Plan in its entirety and inserting in place thereof the following new subsection entitled "PARCEL 4":

"PARCEL 4

Major Design Objectives

1. 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 or are otherwise appropriately screened from the public right-of-way.
2. 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.
3. Landscaping – trees, plant materials and fencing shall be added to the site in appropriate areas and appropriate amounts as approved by the Boston Redevelopment Authority. This is particularly important in the areas along

Shawmut Avenue. Planting and attractive fencing shall be provided as necessary and as approved by the Boston Redevelopment Authority.

4. Persons with Disabilities – All new buildings in this parcel shall be designed 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 (religious and community center uses), Residential, Commercial, Cultural, and Parking Uses and Accessory Uses.

HEIGHT

The maximum height shall be 150 feet, specifically excluding from the calculation of building height any elevator penthouse, stairway bulkhead or any other roof structure built for the purpose of accessing a roof deck or roof terrace, as well as roof decks and terraces themselves.

FAR

The maximum FAR shall be 8.

SET BACK

The set back along Shawmut Avenue shall be as determined by the Boston Redevelopment Authority.

SIGNS

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

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 modifications 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. The Director be, and hereby is, authorized 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 August 8, 1974, if applicable.

January 8, 2018

The Honorable Andrea J. Campbell
President
Boston City Council
One City Hall Square
Boston, Massachusetts 02201

Re: Proposed Minor Modification to the South End Urban Renewal Plan, Project No.
Mass. R-56, with respect to Parcel 4

Dear Councilor Campbell:

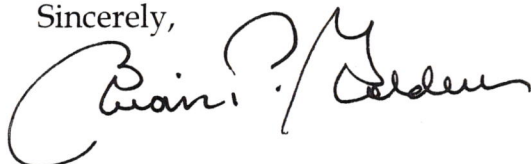
In accordance with the policies adopted by the Boston Redevelopment Authority ("BRA") Board on December 21, 2004 and April 14, 2016, with respect to proposed urban renewal actions of the BRA, I am hereby notifying the Boston City Council that the BRA proposes to adopt a minor modification to the South End Urban Renewal Plan, Project No. Mass. R-56, with respect to Parcel 4.

The purpose of the proposed BRA action is to facilitate the development of the Boston Chinese Evangelical Church ("BCEC") portion of the Shawmut Avenue/Washington Street Block project on Parcel 4 located at 120 Shawmut Street in the South End.

I enclose a copy of the proposed minor modification resolution. If you have any questions about this matter, please do not hesitate to contact Janet Carlson, First Assistant General Counsel, at (617) 918-4389.

Thank you.

Sincerely,



Brian P. Golden
Director

Enclosure

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY REGARDING MINOR MODIFICATIONS TO THE SOUTH END URBAN RENEWAL PLAN, PROJECT NO. MASS. R-56, WITH RESPECT TO PARCEL 4.

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 (said plan, as previously modified, being herein referred to as the "Plan"); and

WHEREAS, Section 1201 of Chapter XII of the Plan, entitled "Modification" provides that the Plan may be modified at any time by The Boston Planning & Development Agency (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 4 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 by deleting the subsection entitled "PARCEL 4" in Section 604 of the Plan in its entirety and inserting in place thereof the following new subsection entitled "PARCEL 4":

"PARCEL 4

Major Design Objectives

1. 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 or are otherwise appropriately screened from the public right-of-way.
2. 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.
3. Landscaping – trees, plant materials and fencing shall be added to the site in appropriate areas and appropriate amounts as approved by the Boston Redevelopment Authority. This is particularly important in the areas along

Shawmut Avenue. Planting and attractive fencing shall be provided as necessary and as approved by the Boston Redevelopment Authority.

4. Persons with Disabilities – All new buildings in this parcel shall be designed 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 (religious and community center uses), Residential, Commercial, Cultural, and Parking Uses and Accessory Uses.

HEIGHT

The maximum height shall be 150 feet, specifically excluding from the calculation of building height any elevator penthouse, stairway bulkhead or any other roof structure built for the purpose of accessing a roof deck or roof terrace, as well as roof decks and terraces themselves.

FAR

The maximum FAR shall be 8.

SET BACK

The set back along Shawmut Avenue shall be as determined by the Boston Redevelopment Authority.

SIGNS

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

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 modifications 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. The Director be, and hereby is, authorized 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 August 8, 1974, if applicable.



January 8, 2018

Chrystal Kornegay
Undersecretary
Department of Housing and Community Development
Commonwealth of Massachusetts
100 Cambridge Street, Suite 300
Boston, Massachusetts 02114

Re: Proposed Minor Modification to the South End Urban Renewal Plan, Project No. Mass. R-56, with respect to a portion of Parcel 3

Dear Undersecretary Kornegay:

In accordance with the policies adopted by the Boston Redevelopment Authority ("BRA") Board on September 15, 2016, with respect to proposed urban renewal actions of the BRA, I am hereby notifying the Commonwealth of Massachusetts Department of Housing and Community Development that the BRA proposes to adopt a minor modification to the South End Urban Renewal Plan, Project No. Mass. R-56, with respect to a portion of Parcel 3.

The purpose of the proposed BRA action is to facilitate the development of the Chinese Consolidated Benevolent Association of New England, Inc. ("CCBA") portion of the Shawmut Avenue/Washington Street Block project on a portion of Parcel 3 located on Herald Street and Washington Street in the South End.

I enclose a copy of the proposed minor modification resolution. If you have any questions about this matter, please do not hesitate to contact Janet Carlson, First Assistant General Counsel, at (617) 918-4389.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian P. Golden".

Brian P. Golden
Director

Enclosure

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY REGARDING MINOR MODIFICATIONS TO THE SOUTH END URBAN RENEWAL PLAN, PROJECT NO. MASS. R-56, WITH RESPECT TO PARCEL 3.

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 (said plan, as previously modified, being herein referred to as the "Plan"); and

WHEREAS, Section 1201 of Chapter XII of the Plan, entitled "Modification" provides that the Plan may be modified at any time by The Boston Planning & Development Agency (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 3 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 the map entitled "Castle Square Area Part of Mass. R-56 Property Disposition Plan" is hereby modified by creating Parcel 3C as shown on the map attached hereto.
 - (b) The following new subsection entitled "PARCEL 3C" shall be added after the section entitled "PARCEL 3" in Section 604 of the Plan:

"PARCEL 3C

Major Design Objectives

1. 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 or are otherwise appropriately screened from the public right-of-way.
2. Roofs - roofs shall be organized so that all vents and chimneys and any other projections are architecturally organized and detailed in a mechanical penthouse or otherwise 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.

3. Landscaping – trees, plant material and fencing shall be added to the site in appropriate areas and appropriate amounts.
4. Persons with Disabilities - all new buildings in this parcel shall be designed 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

Residential, Commercial, Cultural and Parking uses, and Accessory uses..

HEIGHT

The maximum height shall be 150 feet specifically excluding from the calculation of building height any elevator penthouse, stairway bulkhead or any other roof structure built for the purpose of accessing a roof deck or roof terrace, as well as roof decks and terraces themselves.

FAR

The maximum floor area ratio (FAR) shall be 8.

SET-BACK

The setbacks on Herald Street, East Berkeley Street (formerly Dover Street), Shawmut Avenue or Washington Street shall be as determined by the Boston Redevelopment Authority.

SIGNS

Signs shall be restricted to non-flashing and non-animated types, identifying only the establishment and nature of its products. All signs shall 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. The size, design, location, and number of signs must be specified in all redevelopment proposals and approved by the Boston Redevelopment Authority.

OFF-STREET PARKING

Public, accessory and/ or ancillary parking shall be permitted as approved by the Boston Redevelopment Authority from time to time.

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 and Shawmut Avenue. Loading bays shall be provided as required by the applicable zoning ordinance.

DEVELOPMENT

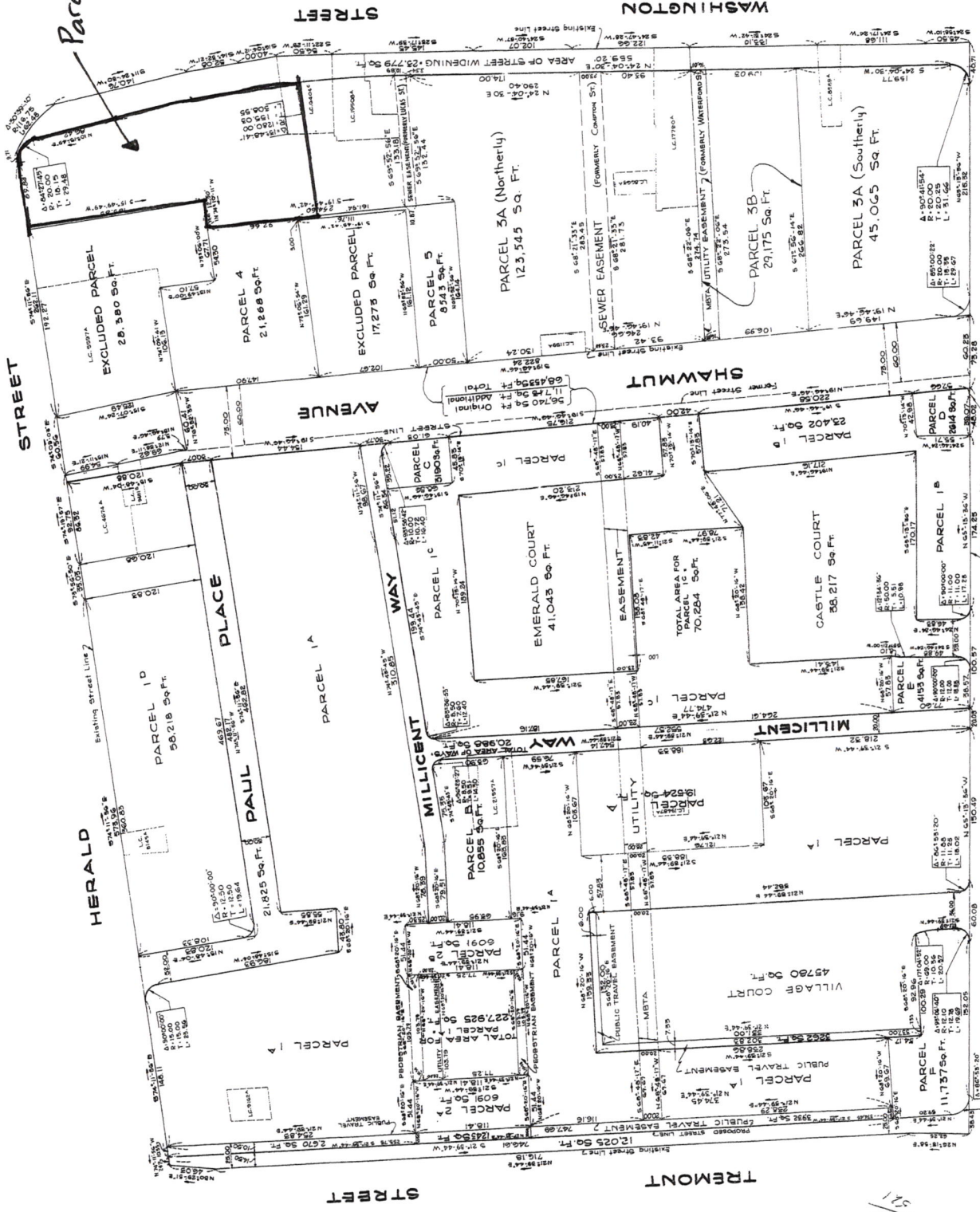
The developer shall devote not less than one percent of construction costs to provide street furniture, sculpture, pools, landscaping or other physical amenities to enhance the development.

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.

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 modifications 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. The Director be, and hereby is, authorized 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 August 8, 1974, if applicable.

Parcel 3C



TABULATION OF AREAS	
PARCEL 1A	227,925
PARCEL 1B	9,485
PARCEL 1C	10,855
PARCEL 1D	50,218
TOTAL AREA PAR. 1	278,483
PARCEL 2	6,091
PARCEL 3A (Northernly)	123,543
PARCEL 3B (Southernly)	29,175
PARCEL 3C (Southernly)	45,065
TOTAL AREA PAR. 3	197,783

CASTLE SQUARE AREA
PART OF MASS. R-56

PROPERTY
DISPOSITION PLAN

BOSTON REDEVELOPMENT AUTHORITY
BOSTON-SUFFOLK COUNTY-MASSACHUSETTS

DATE: NOVEMBER 17, 1984
SCALE: 1" = 100'

SEGMENT-
MAP 1 OF 1

APPROVED BY: *William J. McGee*
CHIEF OF SURVEY: *William J. McGee*
REDEVELOPMENT AUTHORITY

APPROVED BY: *William J. McGee*
CHIEF OF SURVEY: *William J. McGee*
REDEVELOPMENT AUTHORITY

STREET

DOVER



We certify that the information shown on this plat is correct
CHIEF OF SURVEY: *William J. McGee*
REDEVELOPMENT AUTHORITY



January 8, 2018

The Honorable Andrea J. Campbell
President
Boston City Council
One City Hall Square
Boston, Massachusetts 02201

Re: Proposed Minor Modification to the South End Urban Renewal Plan, Project No.
Mass. R-56, with respect to a portion of Parcel 3

Dear Councilor Campbell:

In accordance with the policies adopted by the Boston Redevelopment Authority ("BRA") Board on December 21, 2004 and April 14, 2016, with respect to proposed urban renewal actions of the BRA, I am hereby notifying the Boston City Council that the BRA proposes to adopt a minor modification to the South End Urban Renewal Plan, Project No. Mass. R-56, with respect to a portion of Parcel 3.

The purpose of the proposed BRA action is to facilitate the development of the Chinese Consolidated Benevolent Association of New England, Inc. ("CCBA") portion of the Shawmut Avenue/Washington Street Block project on a portion of Parcel 3 located on Herald Street and Washington Street in the South End.

I enclose a copy of the proposed minor modification resolution. If you have any questions about this matter, please do not hesitate to contact Janet Carlson, First Assistant General Counsel, at (617) 918-4389.

Thank you.

Sincerely,

Brian P. Golden
Director

Enclosure

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY REGARDING MINOR MODIFICATIONS TO THE SOUTH END URBAN RENEWAL PLAN, PROJECT NO. MASS. R-56, WITH RESPECT TO PARCEL 3.

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 (said plan, as previously modified, being herein referred to as the "Plan"); and

WHEREAS, Section 1201 of Chapter XII of the Plan, entitled "Modification" provides that the Plan may be modified at any time by The Boston Planning & Development Agency (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 3 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 the map entitled "Castle Square Area Part of Mass. R-56 Property Disposition Plan" is hereby modified by creating Parcel 3C as shown on the map attached hereto.
- (b) The following new subsection entitled "PARCEL 3C" shall be added after the section entitled "PARCEL 3" in Section 604 of the Plan:

"PARCEL 3C

Major Design Objectives

1. 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 or are otherwise appropriately screened from the public right-of-way.
2. Roofs - roofs shall be organized so that all vents and chimneys and any other projections are architecturally organized and detailed in a mechanical penthouse or otherwise 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.

3. Landscaping – trees, plant material and fencing shall be added to the site in appropriate areas and appropriate amounts.
4. Persons with Disabilities - all new buildings in this parcel shall be designed 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

Residential, Commercial, Cultural and Parking uses, and Accessory uses..

HEIGHT

The maximum height shall be 150 feet specifically excluding from the calculation of building height any elevator penthouse, stairway bulkhead or any other roof structure built for the purpose of accessing a roof deck or roof terrace, as well as roof decks and terraces themselves.

FAR

The maximum floor area ratio (FAR) shall be 8.

SET-BACK

The setbacks on Herald Street, East Berkeley Street (formerly Dover Street), Shawmut Avenue or Washington Street shall be as determined by the Boston Redevelopment Authority.

SIGNS

Signs shall be restricted to non-flashing and non-animated types, identifying only the establishment and nature of its products. All signs shall 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. The size, design, location, and number of signs must be specified in all redevelopment proposals and approved by the Boston Redevelopment Authority.

OFF-STREET PARKING

Public, accessory and/ or ancillary parking shall be permitted as approved by the Boston Redevelopment Authority from time to time.

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 and Shawmut Avenue. Loading bays shall be provided as required by the applicable zoning ordinance.

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.

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 modifications 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. The Director be, and hereby is, authorized 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 August 8, 1974, if applicable.



**boston planning &
development agency**

November 13, 2017

Received
11/14/17
11/14/17
11/14/17

Chrystal Kornegay
Undersecretary
Department of Housing and Community Development
Commonwealth of Massachusetts
100 Cambridge Street, Suite 300
Boston, MA 02114

Re: Proposed Minor Modification to the South End Urban Renewal Plan, Project
No. Mass. R-56, with respect to Parcel 22a

Dear Undersecretary Kornegay:

In accordance with the policies adopted by the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency ("BPDA") Board on September 15, 2016, with respect to proposed urban renewal actions of the BPDA, I am hereby notifying the Commonwealth of Massachusetts Department of Housing and Community Development that the BPDA proposes to adopt a minor modification to the South End Urban Renewal Plan, Project No. Mass. R-56, with respect to Parcel 22a.

The purpose of the proposed BPDA action is to facilitate the redevelopment of Parcel 22a at 151 Lenox Street as a community center or a residential mixed use, in accordance with neighborhood preferences expressed at a BPDA community meeting held on May 25, 2017.

I enclose a copy of the proposed minor modification resolution. If you have any questions about this matter, please do not hesitate to contact Lisa Richardson, Senior Counsel, at (617) 918-4420.

Thank you.

Sincerely,


Brian P. Golden
Director

Enclosure

**RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: MINOR
MODIFICATION TO THE SOUTH END URBAN RENEWAL PLAN,
PROJECT NO. MASS. R-56, WITH RESPECT TO PARCEL 22a**

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, was adopted by the Boston Redevelopment Authority (the "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, 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 modification hereinafter provided with respect to Parcel 22a in the South End Urban Renewal Area is consistent with the objectives of the Plan and is a minor modification which may be adopted within the discretion of the Authority pursuant to said Section 1201; and

WHEREAS, the proposed amendments to the Plan are necessary to effectuate the redevelopment of Parcel 22a; 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 BOSTON REDEVELOPMENT AUTHORITY:

1. That pursuant to Section 1201 of Chapter XII of the Plan, that the Plan be, and hereby is, amended as follows:

- (a) That Map No. 2 of the Plan, entitled "Proposed Land Use," is hereby modified by adding to the proposed land use(s) of Parcel 22a "Community Center; Accessory Parking for Permitted Uses".
- (b) 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 22a:

Reuse Parcel Number	Permitted Land Use	Min. Set Back	Height In Ft. Min.	Height In Ft. Max.	Max. Net Density	Min. Parking Ratio	Planning and Design Requirements
22a	Residential (with the option of commercial use on the ground floor); Community Center; Accessory Parking for Permitted Uses.	AA ¹	24	60	FAR 4.0	NA	A, B, D, F, K, N and V

2. That this modification is found to be a minor modification, which does 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 to proclaim by certificate this minor modification of the Plan, all in accordance with the

¹ Subject to Authority Approval

provisions of the Urban Renewal Handbook, RHM7207.1, Circular dated August, 1974, if applicable.

**boston planning &
development agency**

November 13, 2017

Chrystal Kornegay
Undersecretary
Department of Housing and Community Development
Commonwealth of Massachusetts
100 Cambridge Street, Suite 300
Boston, MA 02114

Re: Proposed Minor Modification to the South End Urban Renewal Plan, Project
No. Mass. R-56, with respect to Parcel 22a

Dear Undersecretary Kornegay:

In accordance with the policies adopted by the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency ("BPDA") Board on September 15, 2016, with respect to proposed urban renewal actions of the BPDA, I am hereby notifying the Commonwealth of Massachusetts Department of Housing and Community Development that the BPDA proposes to adopt a minor modification to the South End Urban Renewal Plan, Project No. Mass. R-56, with respect to Parcel 22a.

The purpose of the proposed BPDA action is to facilitate the redevelopment of Parcel 22a at 151 Lenox Street as a community center or a residential mixed use, in accordance with neighborhood preferences expressed at a BPDA community meeting held on May 25, 2017.

I enclose a copy of the proposed minor modification resolution. If you have any questions about this matter, please do not hesitate to contact Lisa Richardson, Senior Counsel, at (617) 918-4420.

Thank you.

Sincerely,


Brian P. Golden
Director

Enclosure

**RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: MINOR
MODIFICATION TO THE SOUTH END URBAN RENEWAL PLAN,
PROJECT NO. MASS. R-56, WITH RESPECT TO PARCEL 22a**

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, was adopted by the Boston Redevelopment Authority (the "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, 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 modification hereinafter provided with respect to Parcel 22a in the South End Urban Renewal Area is consistent with the objectives of the Plan and is a minor modification which may be adopted within the discretion of the Authority pursuant to said Section 1201; and

WHEREAS, the proposed amendments to the Plan are necessary to effectuate the redevelopment of Parcel 22a; 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 BOSTON REDEVELOPMENT AUTHORITY:

1. That pursuant to Section 1201 of Chapter XII of the Plan, that the Plan be, and hereby is, amended as follows:

- (a) That Map No. 2 of the Plan, entitled "Proposed Land Use," is hereby modified by adding to the proposed land use(s) of Parcel 22a "Community Center; Accessory Parking for Permitted Uses".
- (b) 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 22a:

Reuse Parcel Number	Permitted Land Use	Min. Set Back	Height In Ft. Min.	Height In Ft. Max.	Max. Net Den-sity	Min. Parking Ratio	Planning and Design Requirements
22a	Residential (with the option of commercial use on the ground floor); Community Center; Accessory Parking for Permitted Uses.	AA ¹	24	60	FAR 4.0	NA	A, B, D, F, K, N and V

2. That this modification is found to be a minor modification, which does 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 to proclaim by certificate this minor modification of the Plan, all in accordance with the

¹ Subject to Authority Approval

provisions of the Urban Renewal Handbook, RHM7207.1, Circular dated August, 1974, if applicable.



**boston planning &
development agency**

November 13, 2017

The Honorable Michelle Wu
President
Boston City Council
One City Hall Square
Boston, MA 02201

Re: Proposed Minor Modification to the South End Urban Renewal Plan, Project
No. Mass. R-56, with respect to Parcel 22a

Dear Councilor Wu:

In accordance with the policies adopted by the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency ("BPDA") Board on December 21, 2004 and April 14, 2016, with respect to proposed urban renewal actions of the BPDA, I am hereby notifying the Boston City Council that the BPDA proposes to adopt a minor modification to the South End Urban Renewal Plan, Project No. Mass. R-56, with respect to Parcel 22a.

The purpose of the proposed BPDA action is to facilitate the redevelopment of Parcel 22a at 151 Lenox Street as a community center or a residential mixed use, in accordance with neighborhood preferences expressed at a BPDA community meeting held on May 25, 2017.

I enclose a copy of the proposed minor modification resolution. If you have any questions about this matter, please do not hesitate to contact Lisa Richardson, Senior Counsel, at (617) 918-4420.

Thank you.

Sincerely,

Brian P. Golden
Director

Enclosure

Councilor Wu's office
Andrew Patton
11/14/17

**RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: MINOR
MODIFICATION TO THE SOUTH END URBAN RENEWAL PLAN,
PROJECT NO. MASS. R-56, WITH RESPECT TO PARCEL 22a**

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, was adopted by the Boston Redevelopment Authority (the "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, 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 modification hereinafter provided with respect to Parcel 22a in the South End Urban Renewal Area is consistent with the objectives of the Plan and is a minor modification which may be adopted within the discretion of the Authority pursuant to said Section 1201; and

WHEREAS, the proposed amendments to the Plan are necessary to effectuate the redevelopment of Parcel 22a; 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 BOSTON REDEVELOPMENT AUTHORITY:

1. That pursuant to Section 1201 of Chapter XII of the Plan, that the Plan be, and hereby is, amended as follows:

- (a) That Map No. 2 of the Plan, entitled "Proposed Land Use," is hereby modified by adding to the proposed land use(s) of Parcel 22a "Community Center; Accessory Parking for Permitted Uses".
- (b) 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 22a:

Reuse Parcel Number	Permitted Land Use	Min. Set Back	Height In Ft. Min.	Height In Ft. Max.	Max. Net Density	Min. Parking Ratio	Planning and Design Requirements
22a	Residential (with the option of commercial use on the ground floor); Community Center; Accessory Parking for Permitted Uses.	AA ¹	24	60	FAR 4.0	NA	A, B, D, F, K, N and V

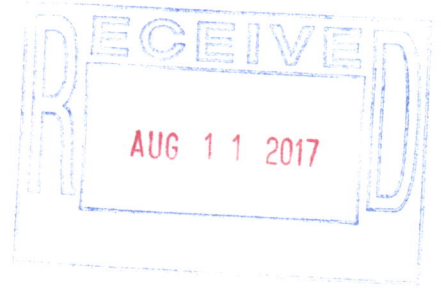
2. That this modification is found to be a minor modification, which does not substantially or materially alter or change the Plan.
3. That all other provisions of the Plan not inconsistent herewith be and hereby are continued in full force and effect.
4. That it is hereby found and determined pursuant 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 to proclaim by certificate this minor modification of the Plan, all in accordance with the

¹ Subject to Authority Approval

provisions of the Urban Renewal Handbook, RHM7207.1, Circular dated August, 1974, if applicable.



**boston planning &
development agency**



August 11, 2017

Chrystal Kornegay
Undersecretary
Department of Housing and Community Development
Commonwealth of Massachusetts
100 Cambridge Street, Suite 300
Boston, Massachusetts 02114

Re: Proposed Minor Modification to the South End Urban Renewal Plan, Project No.
Mass. R-56, with respect to Parcel 200

Dear Undersecretary Kornegay:

In accordance with the policies adopted by the Boston Redevelopment Authority ("BRA") Board on September 15, 2016, with respect to proposed urban renewal actions of the BRA, I am hereby notifying the Commonwealth of Massachusetts Department of Housing and Community Development that the BRA proposes to adopt a minor modification to the South End Urban Renewal Plan, Project No. Mass. R-56, with respect to Parcel 200.

The purpose of the proposed BRA action is to allow the Boston Medical Center to occupy a portion of the Crosstown project on Parcel 200 in the South End Urban Renewal Area, Project No. Mass. R-56 ("Parcel 200"). Upon the modification of the South End Urban Renewal Plan, the BRA d/b/a the Boston Planning & Development Agency will enter into an Amendment to Lease allowing the Institutional use.

I enclose a copy of the proposed minor modification resolution. If you have any questions about this matter, please do not hesitate to contact Janet Carlson, First Assistant General Counsel, at (617) 918-4389 or Renee LeFevre, General Counsel, at 617-918-4241.

Thank you.

Sincerely,

Brian P. Golden
Director

Enclosure

RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY
RE: MINOR MODIFICATION TO THE URBAN RENEWAL PLAN
FOR THE SOUTH END URBAN RENEWAL AREA, PROJECT
NO. MASS. R-56, WITH RESPECT TO PARCEL 200

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, was adopted by the Boston Redevelopment Authority (the "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, being herein referred to as the "Plan"); and

WHEREAS, Section 1201 of Chapter XII of the Plan entitled: "Modification" 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 modification with respect to Parcel 200 is consistent with the objectives of the Plan and is a minor modification which may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan; 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 BOSTON REDEVELOPMENT AUTHORITY:

That, pursuant to Section 1201 of the Plan, the Plan be and hereby is amended as follows:

1. That Map No. 2 of the Plan entitled "Proposed Land Use" is hereby modified by adding "Institutional Uses" as a permitted land use for Parcel 200.
2. That this modification is found to be a minor modification which does not substantially or materially alter or change the Plan.
3. 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.

4. That all other provisions of said Plan not inconsistent herewith be, and hereby are, continued in full force and effect.
5. That the Director be, and hereby is, authorized to proclaim by certificate this minor modification of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1, dated August, 1974, if applicable.

August 11, 2017

The Honorable Michelle Wu
President
Boston City Council
One City Hall Square
Boston, MA 02201

AP 8/11/17

Re: Proposed Minor Modification to the South End Urban Renewal Plan, Project No. Mass. R-56, with respect to Parcel 200

Dear Councilor Wu:


In accordance with the policies adopted by the Boston Redevelopment Authority ("BRA") Board on December 21, 2004 and April 14, 2016, with respect to proposed urban renewal actions of the BRA, I am hereby notifying the Boston City Council that the BRA proposes to adopt a minor modification to the South End Urban Renewal Plan, Project No. Mass. R-56, with respect to Parcel 200.

The purpose of the proposed BRA action is to allow Boston Medical Center to occupy a portion of the Crosstown project located on Parcel 200 in the South End Urban Renewal Area, Project No. Mass. R-56 ("Parcel 200"). Upon the modification of the South End Urban Renewal Plan, the BRA d/b/a the Boston Planning & Development Agency will enter into an Amendment to Lease allowing the Institutional use.

I enclose a copy of the proposed minor modification resolution. If you have any questions about this matter, please do not hesitate to contact Janet Carlson, First Assistant General Counsel, at (617) 918-4389 or Renee LeFevre, General Counsel, at (617) 918-4241.

Thank you.

Sincerely,



Brian P. Golden
Director

Enclosure

RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY
RE: MINOR MODIFICATION TO THE URBAN RENEWAL PLAN
FOR THE SOUTH END URBAN RENEWAL AREA, PROJECT
NO. MASS. R-56, WITH RESPECT TO PARCEL 200

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, was adopted by the Boston Redevelopment Authority (the "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, being herein referred to as the "Plan"); and

WHEREAS, Section 1201 of Chapter XII of the Plan entitled: "Modification" 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 modification with respect to Parcel 200 is consistent with the objectives of the Plan and is a minor modification which may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan; 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.

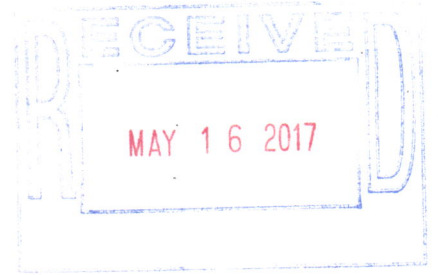
NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

That, pursuant to Section 1201 of the Plan, the Plan be and hereby is amended as follows:

1. That Map No. 2 of the Plan entitled "Proposed Land Use" is hereby modified by adding "Institutional Uses" as a permitted land use for Parcel 200.
2. That this modification is found to be a minor modification which does not substantially or materially alter or change the Plan.
3. 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.

4. That all other provisions of said Plan not inconsistent herewith be, and hereby are, continued in full force and effect.
5. That the Director be, and hereby is, authorized to proclaim by certificate this minor modification of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1, dated August, 1974, if applicable.



May 15, 2017

Chrystal Kornegay
Undersecretary
Department of Housing and Community Development
Commonwealth of Massachusetts
100 Cambridge Street, Suite 300
Boston, Massachusetts 02114

Re: Proposed Minor Modification to the South End Urban Renewal Plan, Project No.
Mass. R-56, with respect to Parcel X-32

Dear Undersecretary Kornegay:

In accordance with the policies adopted by the Boston Redevelopment Authority ("BRA") Board on September 15, 2016, with respect to proposed urban renewal actions of the BRA, I am hereby notifying the Commonwealth of Massachusetts Department of Housing and Community Development that the BRA proposes to adopt a minor modification to the South End Urban Renewal Plan, Project No. Mass. R-56, with respect to Parcel X-32.

The purpose of the proposed BRA action is to facilitate the development of the Melnea Cass Apartments project on Parcel X-32 located between Brooke Marshall Road and Sojourner Truth Court.

I enclose a copy of the proposed minor modification resolution. If you have any questions about this matter, please do not hesitate to contact Janet Carlson, First Assistant General Counsel, at (617) 918-4389.

Thank you.

Sincerely,

Brian P. Golden
Director

Enclosure

**RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY
RE: MINOR MODIFICATION TO THE URBAN RENEWAL PLAN
FOR THE SOUTH END URBAN RENEWAL AREA, PROJECT
NO. MASS. R-56, WITH RESPECT TO PARCEL X-32**

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, was adopted by the Boston Redevelopment Authority (the "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, being herein referred to as the "Plan"); and

WHEREAS, Section 1201 of Chapter XII of the Plan entitled: "Modification" 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 modification with respect to Parcel X-32 is consistent with the objectives of the Plan and is a minor modification which may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan; and

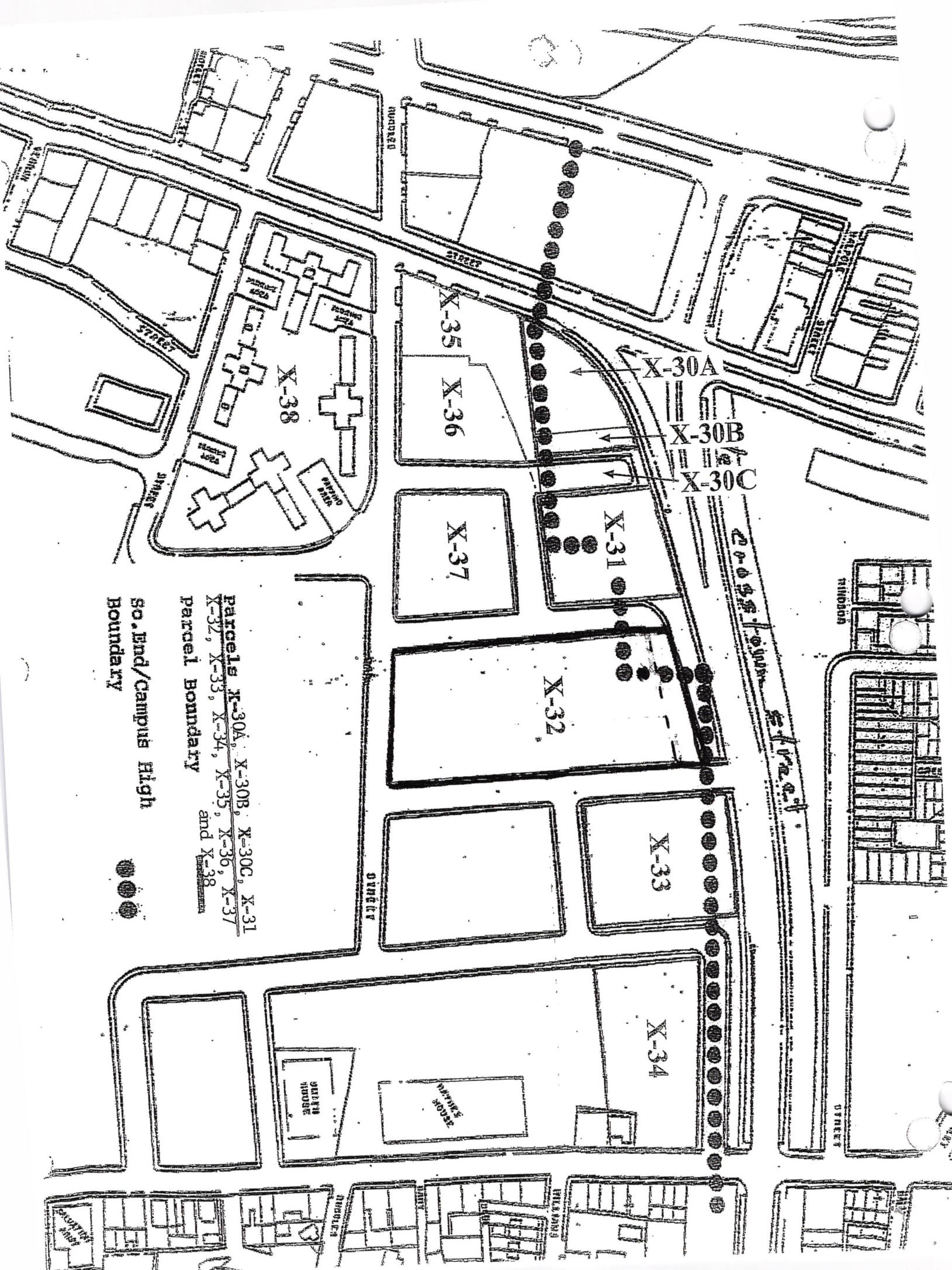
WHEREAS, the Authority is cognizant of the requirements of Massachusetts General Laws Chapter 30, Sections 61 through 62H, as amended, and its implementing regulations (collectively "MEPA") with respect to minimizing and preventing damage to the environment.

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

That, pursuant to Section 1201 of the Plan, the Plan be and hereby is amended as follows:

1. That Map No. 3 "Reuse Parcels" is hereby modified by expanding Parcel X-32 as shown on the map attached hereto.
2. That Map No. 1 "Property" is hereby modified by identifying the expanded Parcel X-32 as a property to be acquired.
3. That Map No. 2 "Proposed Land Use" is hereby modified by expanding Parcel X-32.

4. That this modification is found to be a minor modification which does not substantially or materially alter or change the Plan.
5. 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.
6. That all other provisions of said Plan not inconsistent herewith be, and hereby are, continued in full force and effect.
7. That the Director be, and hereby is, authorized to proclaim by certificate this minor modification of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1, dated August, 1974.



Parcels X-30A, X-30B, X-30C, X-31, X-32, X-33, X-34, X-35, X-36, X-37, and X-38

Parcel Boundary

So. End/Campus High Boundary



May 15, 2017

The Honorable Michelle Wu
President
Boston City Council
One City Hall Square
Boston, MA 02201

Re: Proposed Minor Modification to the South End Urban Renewal Plan, Project No.
Mass. R-56, with respect to Parcel X-32

Dear Councilor Wu:

In accordance with the policies adopted by the Boston Redevelopment Authority ("BRA") Board on December 21, 2004 and April 14, 2016, with respect to proposed urban renewal actions of the BRA, I am hereby notifying the Boston City Council that the BRA proposes to adopt a minor modification to the South End Urban Renewal Plan, Project No. Mass. R-56, with respect to Parcel X-32.

The purpose of the proposed BRA action is to facilitate the development of the Melnea Cass Apartments project on Parcel X-32 located between Brooke Marshall Road and Sojourner Truth Court.

I enclose a copy of the proposed minor modification resolution. If you have any questions about this matter, please do not hesitate to contact Janet Carlson, First Assistant General Counsel, at (617) 918-4389.

Thank you.

Sincerely,

Brian P. Golden
Director

5/15/17

Enclosure

RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY
RE: MINOR MODIFICATION TO THE URBAN RENEWAL PLAN
FOR THE SOUTH END URBAN RENEWAL AREA, PROJECT
NO. MASS. R-56, WITH RESPECT TO PARCEL X-32

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, was adopted by the Boston Redevelopment Authority (the "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, being herein referred to as the "Plan"); and

WHEREAS, Section 1201 of Chapter XII of the Plan entitled: "Modification" 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 modification with respect to Parcel X-32 is consistent with the objectives of the Plan and is a minor modification which may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan; and

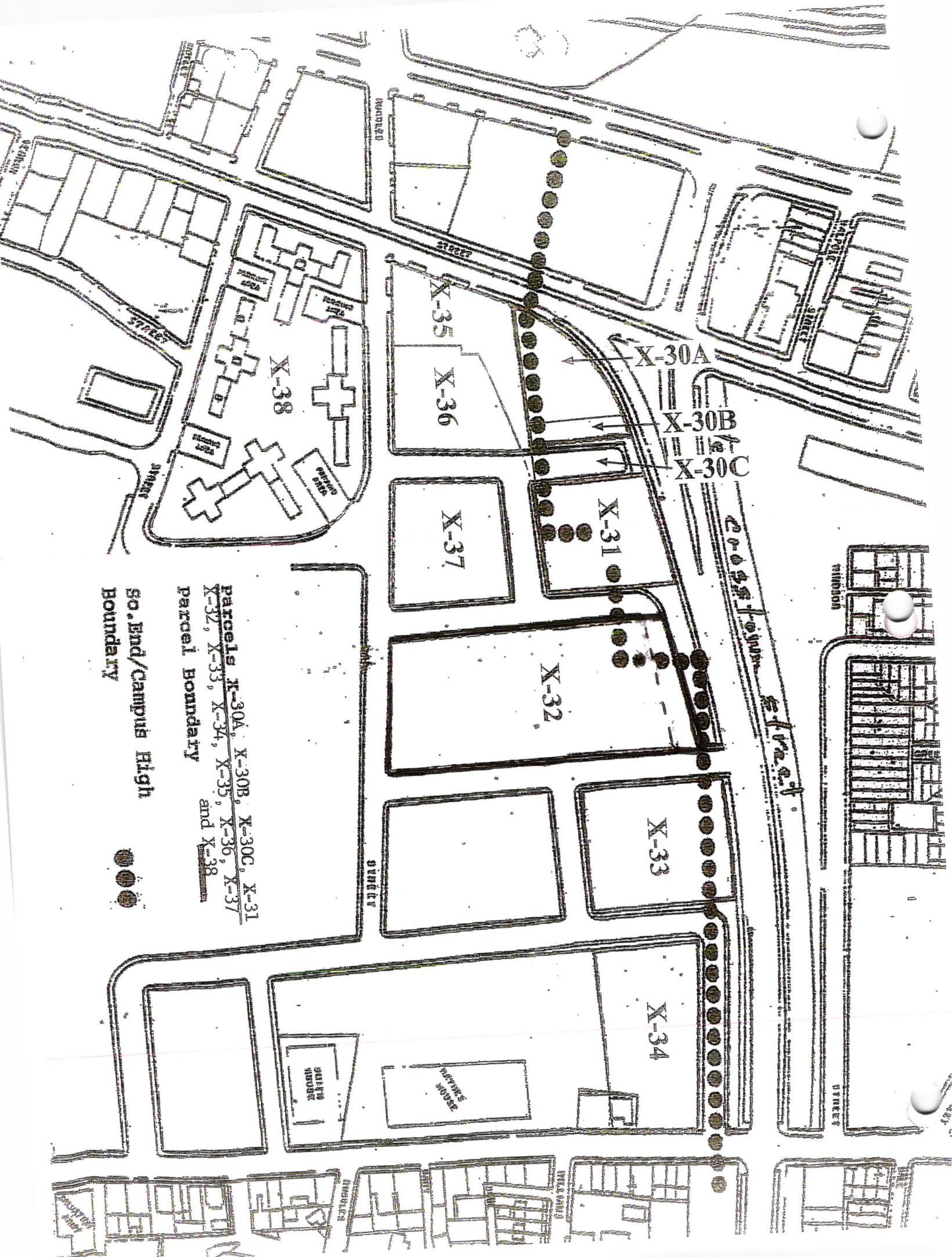
WHEREAS, the Authority is cognizant of the requirements of Massachusetts General Laws Chapter 30, Sections 61 through 62H, as amended, and its implementing regulations (collectively "MEPA") with respect to minimizing and preventing damage to the environment.

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

That, pursuant to Section 1201 of the Plan, the Plan be and hereby is amended as follows:

1. That Map No. 3 "Reuse Parcels" is hereby modified by expanding Parcel X-32 as shown on the map attached hereto.
2. That Map No. 1 "Property" is hereby modified by identifying the expanded Parcel X-32 as a property to be acquired.
3. That Map No. 2 "Proposed Land Use" is hereby modified by expanding Parcel X-32.

4. That this modification is found to be a minor modification which does not substantially or materially alter or change the Plan.
5. 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.
6. That all other provisions of said Plan not inconsistent herewith be, and hereby are, continued in full force and effect.
7. That the Director be, and hereby is, authorized to proclaim by certificate this minor modification of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1, dated August, 1974.



So. End/Campus High
Boundary

Parcel Boundary

parcels X-30A, X-30B, X-30C, X-31
X-32, X-33, X-34, X-35, X-36, X-37
and X-38



Tammy Donovan <tammy.donovan@boston.gov>

RE: Minor Modification to the South End Urban Renewal Plan with respect to Parcel 30A

1 message

Emerson, Ashley (OCD) <ashley.emerson@state.ma.us>
To: Tammy Donovan <tammy.donovan@boston.gov>

Fri, Apr 7, 2017 at 1:51 PM

Thank you.

Ashley Johnston Emerson, AICP

Director, Bureau of Relocation

Commonwealth of Massachusetts – DHCD

Direct Line: 617-573-1408

From: Tammy Donovan [mailto:tammy.donovan@boston.gov]**Sent:** Friday, April 07, 2017 1:24 PM**To:** Emerson, Ashley (OCD) <Ashley.Emerson@MassMail.State.MA.US>**Subject:** Minor Modification to the South End Urban Renewal Plan with respect to Parcel 30A

Dear Undersecretary Kornegay:

Attached please find a Boston Redevelopment Authority Minor Modification to the South End Urban Renewal Area with respect to Parcel 30A for your review.

Please let me know if you have any questions or concerns.

Thank you

A rectangular box containing a signature, likely of Tammy Donovan.
Tammy Donovan*Special Assistant to the Executive Director/Secretary*
617-918-4388**Boston Planning & Development Agency (BPDA)**

4/24/2017

City of Boston Mail - RE: Minor Modification to the South End Urban Renewal Plan with respect to Parcel 30A

One City Hall Square | Boston, MA 02201

bostonplans.org



Tammy Donovan <tammy.donovan@boston.gov>

RE: Minor Modification to the South End Urban Renewal Plan with respect to Parcel 30A

1 message

Emerson, Ashley (OCD) <ashley.emerson@state.ma.us>
To: Tammy Donovan <tammy.donovan@boston.gov>

Mon, Apr 10, 2017 at 1:05 PM

Received. Thank you, Tammy.

Ashley Johnston Emerson

Director, Bureau of Relocation

Commonwealth of Massachusetts – DHCD

Direct Line: 617-573-1408

From: Tammy Donovan [mailto:tammy.donovan@boston.gov]**Sent:** Friday, April 07, 2017 1:24 PM**To:** Emerson, Ashley (OCD) <Ashley.Emerson@MassMail.State.MA.US>**Subject:** Minor Modification to the South End Urban Renewal Plan with respect to Parcel 30A

Dear Undersecretary Kornegay:

Attached please find a Boston Redevelopment Authority Minor Modification to the South End Urban Renewal Area with respect to Parcel 30A for your review.

Please let me know if you have any questions or concerns.

Thank you

**boston planning &
development agency**

Tammy Donovan

Special Assistant to the Executive Director/Secretary

617-918-4388

Boston Planning & Development Agency (BPDA)

4/14/2017

City of Boston Mail - RE: Minor Modification to the South End Urban Renewal Plan with respect to Parcel 30A

One City Hall Square | Boston, MA 02201

bostonplans.org



Tammy Donovan <tammy.donovan@boston.gov>

RE: Minor Modification to the South End Urban Renewal Plan with respect to Parcel 30A

1 message

Emerson, Ashley (OCD) <ashley.emerson@state.ma.us>
To: Tammy Donovan <tammy.donovan@boston.gov>

Fri, Apr 7, 2017 at 1:51 PM

Thank you.

Ashley Johnston Emerson, AICP

Director, Bureau of Relocation

Commonwealth of Massachusetts – DHCD

Direct Line: 617-573-1408

From: Tammy Donovan [mailto:tammy.donovan@boston.gov]**Sent:** Friday, April 07, 2017 1:24 PM**To:** Emerson, Ashley (OCD) <Ashley.Emerson@MassMail.State.MA.US>**Subject:** Minor Modification to the South End Urban Renewal Plan with respect to Parcel 30A

Dear Undersecretary Kornegay:

Attached please find a Boston Redevelopment Authority Minor Modification to the South End Urban Renewal Area with respect to Parcel 30A for your review.

Please let me know if you have any questions or concerns.

Thank you

A rectangular box containing a signature, likely of Tammy Donovan.
Tammy Donovan

Special Assistant to the Executive Director/Secretary

617-918-4388

Boston Planning & Development Agency (BPDA)

4/14/2017

City of Boston Mail - RE: Minor Modification to the South End Urban Renewal Plan with respect to Parcel 30A

One City Hall Square | Boston, MA 02201

bostonplans.org



APR 10 2017

April 7, 2017

Chrystal Kornegay
Undersecretary
Department of Housing and Community Development
Commonwealth of Massachusetts
100 Cambridge Street, Suite 300
Boston, Massachusetts 02114

Re: Proposed Minor Modification to the South End Urban Renewal Plan, Project No.
Mass. R-56, with respect to Parcel 30A

Dear Undersecretary Kornegay:

In accordance with the policies adopted by the Boston Redevelopment Authority ("BRA") Board on September 15, 2016, with respect to proposed urban renewal actions of the BRA, I am hereby notifying the Commonwealth of Massachusetts Department of Housing and Community Development that the BRA proposes to adopt a minor modification to the South End Urban Renewal Plan, Project No. Mass. R-56, with respect to Parcel 30A.

The purpose of the proposed BRA action is to facilitate the transfer of Parcel 30A known as the Rutland Haven Garden to the Boston Natural Areas Network for use as open space.

I enclose a copy of the proposed minor modification resolution. If you have any questions about this matter, please do not hesitate to contact Janet Carlson, First Assistant General Counsel, at (617) 918-4389.

Thank you.

Sincerely,

Brian P. Golden
Director

Enclosure

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MINOR MODIFICATION TO THE SOUTH END URBAN RENEWAL PLAN,
PROJECT NO. MASS. R-56, WITH RESPECT TO PARCEL 30A.

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56 (the "Plan"), was adopted by the Boston Redevelopment Authority (the "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, 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 modification hereinafter provided with respect to Parcel 30A in the South End Urban Renewal Area is consistent with the objectives of the Plan and is a minor modification 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.

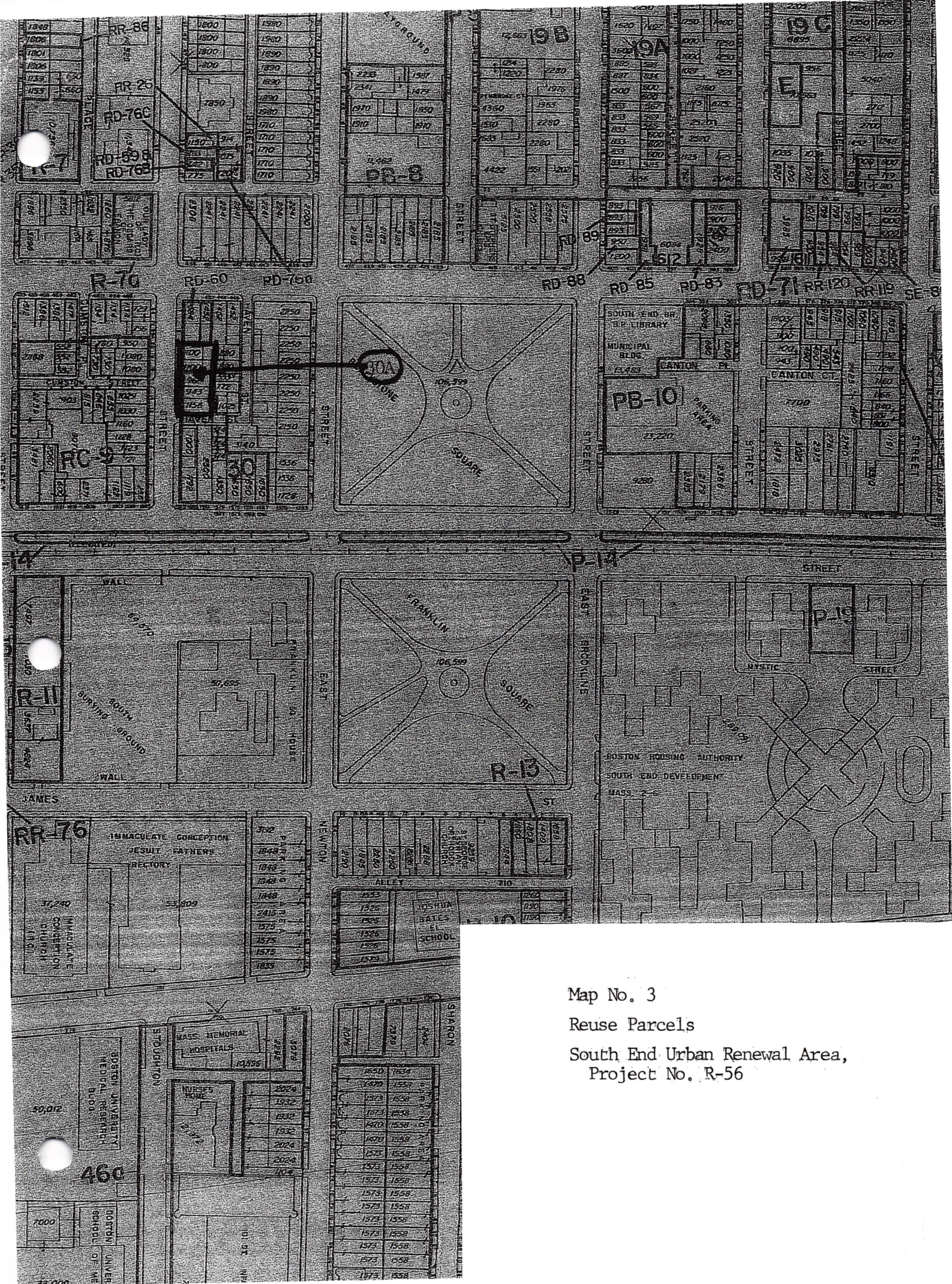
NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That pursuant to Section 1201 of Chapter XII of the Plan, that the Plan be, and hereby is, amended as follows:
 - (a) That Map No. 3 of the Plan, entitled "Reuse Parcels", is hereby modified by creating Parcel 30A shown on the map attached hereto.
 - (b) That Map No. 2 of the Plan, entitled "Proposed Land Use," is hereby modified by setting the proposed land use of Parcel 30A as open space.
 - (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 30A:

Reuse Parcel Number	Permitted Land Use	Min. Set Back	Height In Ft. Min.	Height In Ft. Max	Max. Net Density	Min. Parking Ratio	Planning and Design Requirements
30A	Open Space	NA	NA	NA	NA	NA	B

2. That this modification is found to be a minor modification, which does 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 the 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 August 1974, if applicable.





April 7, 2017

Chrystal Kornegay
Undersecretary
Department of Housing and Community Development
Commonwealth of Massachusetts
100 Cambridge Street, Suite 300
Boston, Massachusetts 02114

Re: Proposed Minor Modification to the South End Urban Renewal Plan, Project No.
Mass. R-56, with respect to Parcel 30A

Dear Undersecretary Kornegay:

In accordance with the policies adopted by the Boston Redevelopment Authority ("BRA") Board on September 15, 2016, with respect to proposed urban renewal actions of the BRA, I am hereby notifying the Commonwealth of Massachusetts Department of Housing and Community Development that the BRA proposes to adopt a minor modification to the South End Urban Renewal Plan, Project No. Mass. R-56, with respect to Parcel 30A.

The purpose of the proposed BRA action is to facilitate the transfer of Parcel 30A known as the Rutland Haven Garden to the Boston Natural Areas Network for use as open space.

I enclose a copy of the proposed minor modification resolution. If you have any questions about this matter, please do not hesitate to contact Janet Carlson, First Assistant General Counsel, at (617) 918-4389.

Thank you.

Sincerely,

Brian P. Golden
Director

Enclosure

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY

**RE: MINOR MODIFICATION TO THE SOUTH END URBAN RENEWAL PLAN,
PROJECT NO. MASS. R-56, WITH RESPECT TO PARCEL 30A.**

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56 (the "Plan"), was adopted by the Boston Redevelopment Authority (the "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, 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 modification hereinafter provided with respect to Parcel 30A in the South End Urban Renewal Area is consistent with the objectives of the Plan and is a minor modification 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.

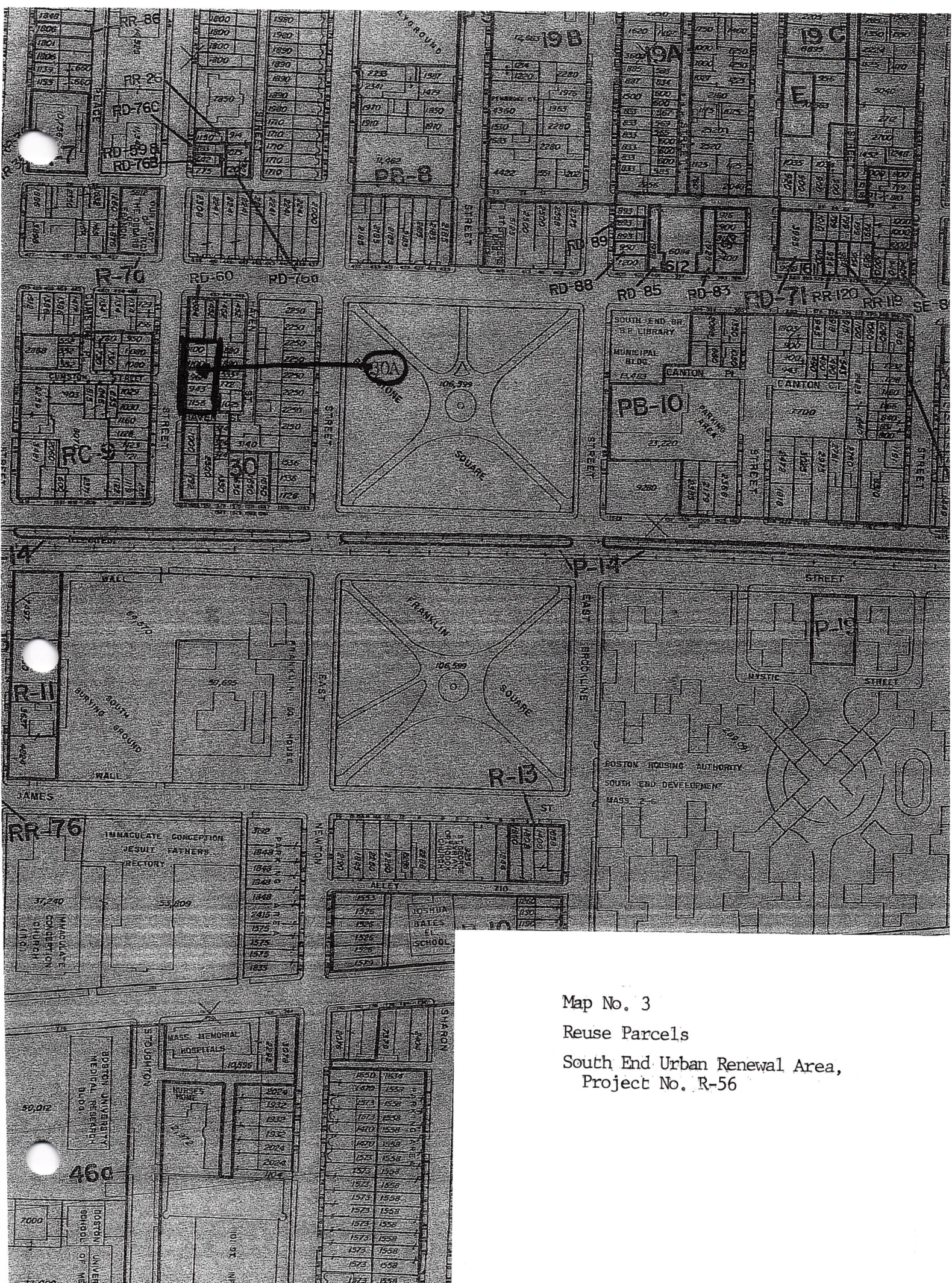
NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That pursuant to Section 1201 of Chapter XII of the Plan, that the Plan be, and hereby is, amended as follows:
 - (a) That Map No. 3 of the Plan, entitled "Reuse Parcels", is hereby modified by creating Parcel 30A shown on the map attached hereto.
 - (b) That Map No. 2 of the Plan, entitled "Proposed Land Use," is hereby modified by setting the proposed land use of Parcel 30A as open space.
 - (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 30A:

Reuse Parcel Number	Permitted Land Use	Min. Set Back	Height In Ft. Min.	Height In Ft. Max	Max. Net Density	Min. Parking Ratio	Planning and Design Requirements
30A	Open Space	NA	NA	NA	NA	NA	B

2. That this modification is found to be a minor modification, which does 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 the 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 August 1974, if applicable.



Map No. 3

Reuse Parcels

South End Urban Renewal Area,
Project No. R-56



**boston planning &
development agency**

April 7, 2017

The Honorable Michelle Wu
President
Boston City Council
One City Hall Square
Boston, MA 02201

Re: Proposed Minor Modification to the South End Urban Renewal Plan, Project No.
Mass. R-56, with respect to Parcel 30A

Dear Councilor Wu:

In accordance with the policies adopted by the Boston Redevelopment Authority ("BRA") Board on December 21, 2004 and April 14, 2016, with respect to proposed urban renewal actions of the BRA, I am hereby notifying the Boston City Council that the BRA proposes to adopt a minor modification to the South End Urban Renewal Plan, Project No. Mass. R-56, with respect to Parcel 30A.

The purpose of the proposed BRA action is to facilitate the transfer of Parcel 30A known as the Rutland Haven Garden to the Boston Natural Areas Network for use as open space.

I enclose a copy of the proposed minor modification resolution. If you have any questions about this matter, please do not hesitate to contact Janet Carlson, First Assistant General Counsel, at (617) 918-4389.

Thank you.

Sincerely,

Brian P. Golden
Director

Enclosure

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY

**RE: MINOR MODIFICATION TO THE SOUTH END URBAN RENEWAL PLAN,
PROJECT NO. MASS. R-56, WITH RESPECT TO PARCEL 30A.**

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56 (the "Plan"), was adopted by the Boston Redevelopment Authority (the "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, 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 modification hereinafter provided with respect to Parcel 30A in the South End Urban Renewal Area is consistent with the objectives of the Plan and is a minor modification 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.

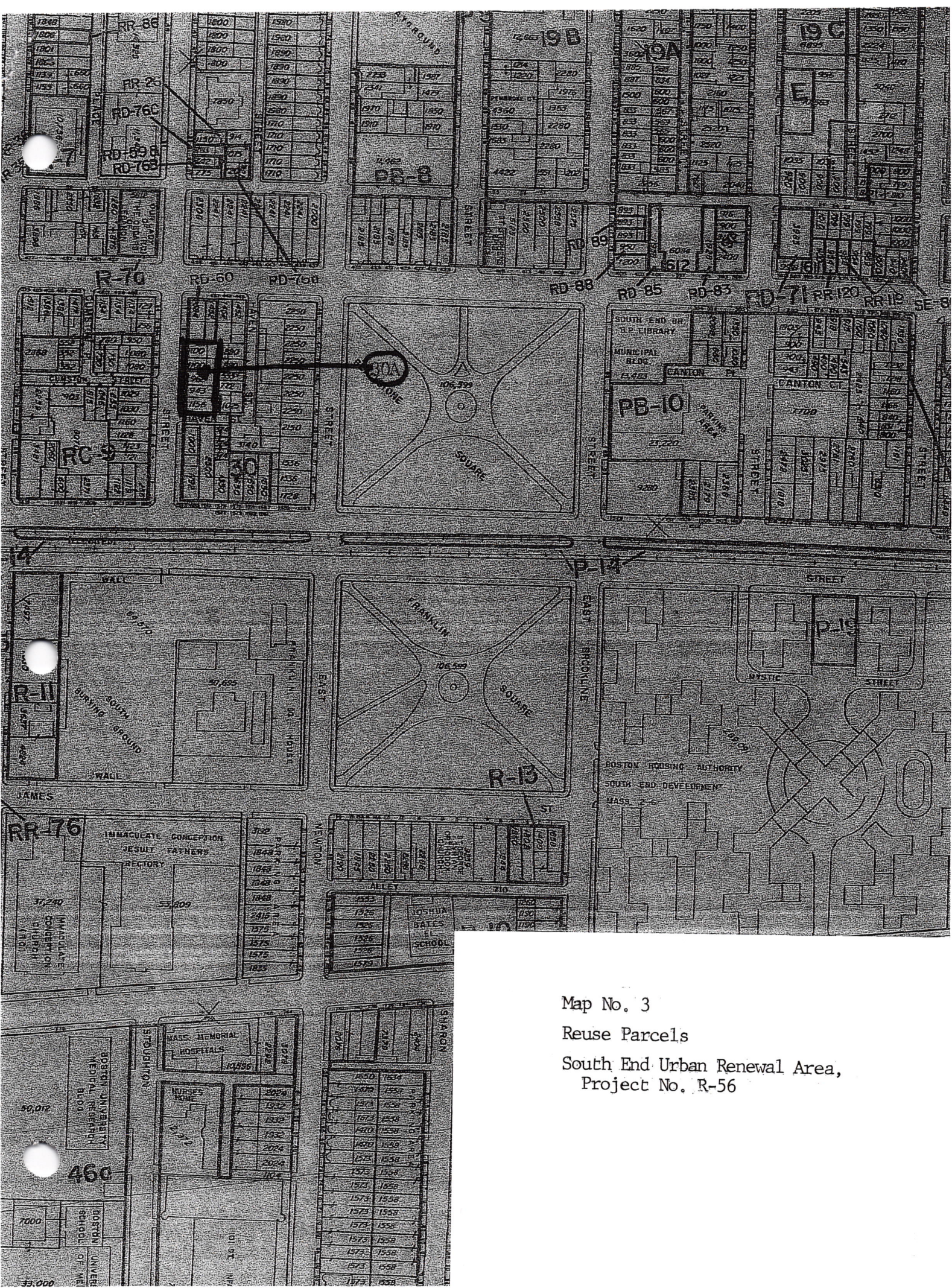
NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That pursuant to Section 1201 of Chapter XII of the Plan, that the Plan be, and hereby is, amended as follows:
 - (a) That Map No. 3 of the Plan, entitled "Reuse Parcels", is hereby modified by creating Parcel 30A shown on the map attached hereto.
 - (b) That Map No. 2 of the Plan, entitled "Proposed Land Use," is hereby modified by setting the proposed land use of Parcel 30A as open space.
 - (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 30A:

Reuse Parcel Number	Permitted Land Use	Min. Set Back	Height In Ft. Min.	Height In Ft. Max	Max. Net Density	Min. Parking Ratio	Planning and Design Requirements
30A	Open Space	NA	NA	NA	NA	NA	B

2. That this modification is found to be a minor modification, which does 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 the 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 August 1974, if applicable.



Map No. 3
Reuse Parcels
South End Urban Renewal Area,
Project No. R-56



April 7, 2017

DV
9:30 AM
4/10/17

The Honorable Michelle Wu
President
Boston City Council
One City Hall Square
Boston, MA 02201

Re: Proposed Minor Modification to the South End Urban Renewal Plan, Project No. Mass. R-56, with respect to Parcel 30A

Dear Councilor Wu:

In accordance with the policies adopted by the Boston Redevelopment Authority ("BRA") Board on December 21, 2004 and April 14, 2016, with respect to proposed urban renewal actions of the BRA, I am hereby notifying the Boston City Council that the BRA proposes to adopt a minor modification to the South End Urban Renewal Plan, Project No. Mass. R-56, with respect to Parcel 30A.

The purpose of the proposed BRA action is to facilitate the transfer of Parcel 30A known as the Rutland Haven Garden to the Boston Natural Areas Network for use as open space.

I enclose a copy of the proposed minor modification resolution. If you have any questions about this matter, please do not hesitate to contact Janet Carlson, First Assistant General Counsel, at (617) 918-4389.

Thank you.

Sincerely,

Brian P. Golden
Director

Enclosure

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MINOR MODIFICATION TO THE SOUTH END URBAN RENEWAL PLAN,
PROJECT NO. MASS. R-56, WITH RESPECT TO PARCEL 30A.

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56 (the "Plan"), was adopted by the Boston Redevelopment Authority (the "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, 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 modification hereinafter provided with respect to Parcel 30A in the South End Urban Renewal Area is consistent with the objectives of the Plan and is a minor modification 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.

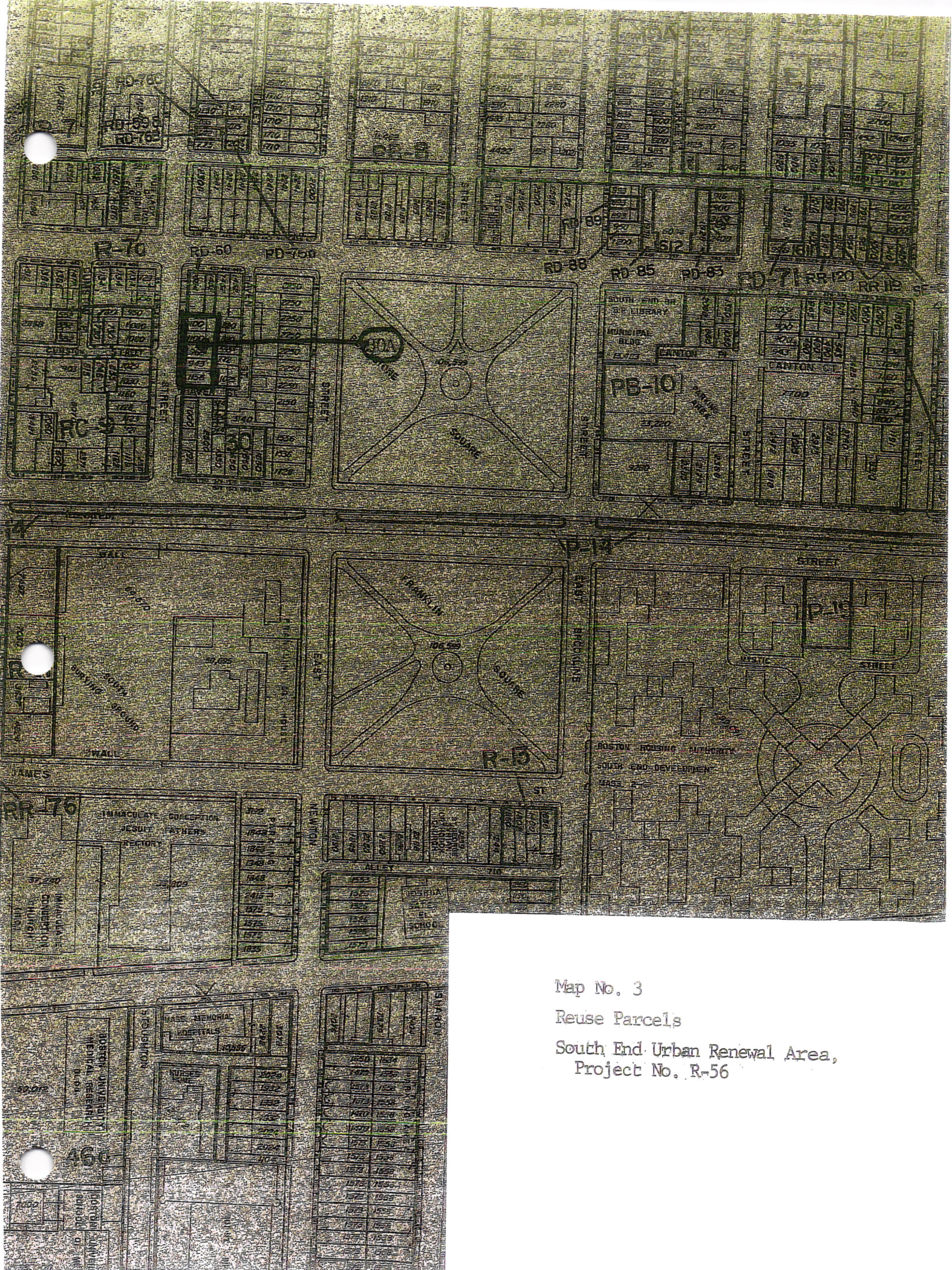
NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

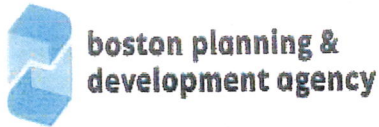
1. That pursuant to Section 1201 of Chapter XII of the Plan, that the Plan be, and hereby is, amended as follows:
 - (a) That Map No. 3 of the Plan, entitled "Reuse Parcels", is hereby modified by creating Parcel 30A shown on the map attached hereto.
 - (b) That Map No. 2 of the Plan, entitled "Proposed Land Use," is hereby modified by setting the proposed land use of Parcel 30A as open space.
 - (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 30A:

Reuse Parcel Number	Permitted Land Use	Min. Set Back	Height In Ft. Min.	Height In Ft. Max	Max. Net Density	Min. Parking Ratio	Planning and Design Requirements
30A	Open Space	NA	NA	NA	NA	NA	B

2. That this modification is found to be a minor modification, which does 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 the 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 August 1974, if applicable.





JAN 9 2017

January 9, 2017

Chrystal Kornegay
Undersecretary
Department of Housing and Community Development
Commonwealth of Massachusetts
100 Cambridge Street, Suite 300
Boston, Massachusetts 02114

Re: Proposed Minor Modification to the South End Urban Renewal Plan, Project No. Mass. R-56, with respect to Parcels 47, 54G, 54H, 56 and 56A

Dear Undersecretary Kornegay:

In accordance with the policies adopted by the Boston Redevelopment Authority ("BRA") Board on September 15, 2016, with respect to proposed urban renewal actions of the BRA, I am hereby notifying the Commonwealth of Massachusetts Department of Housing and Community Development that the BRA proposes to adopt a minor modification to the South End Urban Renewal Plan, Project No. Mass. R-56, with respect to Parcels 47, 54G, 54H, 56 and 56A.

The purpose of the proposed BRA action is to facilitate the development of the Harrison Albany project on Parcels 47, 54G, 54H, 56 and 56A in the South End Urban Renewal Area bounded by Harrison Avenue, East Canton Street and East Dedham Street.

I enclose a copy of the proposed minor modification resolution. If you have any questions about this matter, please do not hesitate to contact Janet Carlson, First Assistant General Counsel, at (617) 918-4389.

Thank you.

Sincerely,

Brian P. Golden
Director

Enclosure

Boston Redevelopment Authority (D/B/A Boston Planning & Development Agency)
1 City Hall Square | Boston, MA 02201 | BostonPlans.org | T 617.722.4300 | F 617.248.1937
Martin J. Walsh, Mayor | Brian P. Golden, Director | Timothy J. Burke, Chairman

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY

**RE: MINOR MODIFICATION TO THE SOUTH END URBAN RENEWAL PLAN,
PROJECT NO. MASS. R-56, WITH RESPECT TO PARCELS 47, 54G, 54H, 56
AND 56A**

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56 (the "Plan"), was adopted by the Boston Redevelopment Authority (the "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, 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 modification hereinafter provided with respect to Parcels 47, 54G, 54H, 56 and 56A in the South End Urban Renewal Area is consistent with the objectives of the Plan and is a minor modification which may be adopted within the discretion of the Authority pursuant to said Section 1201; and

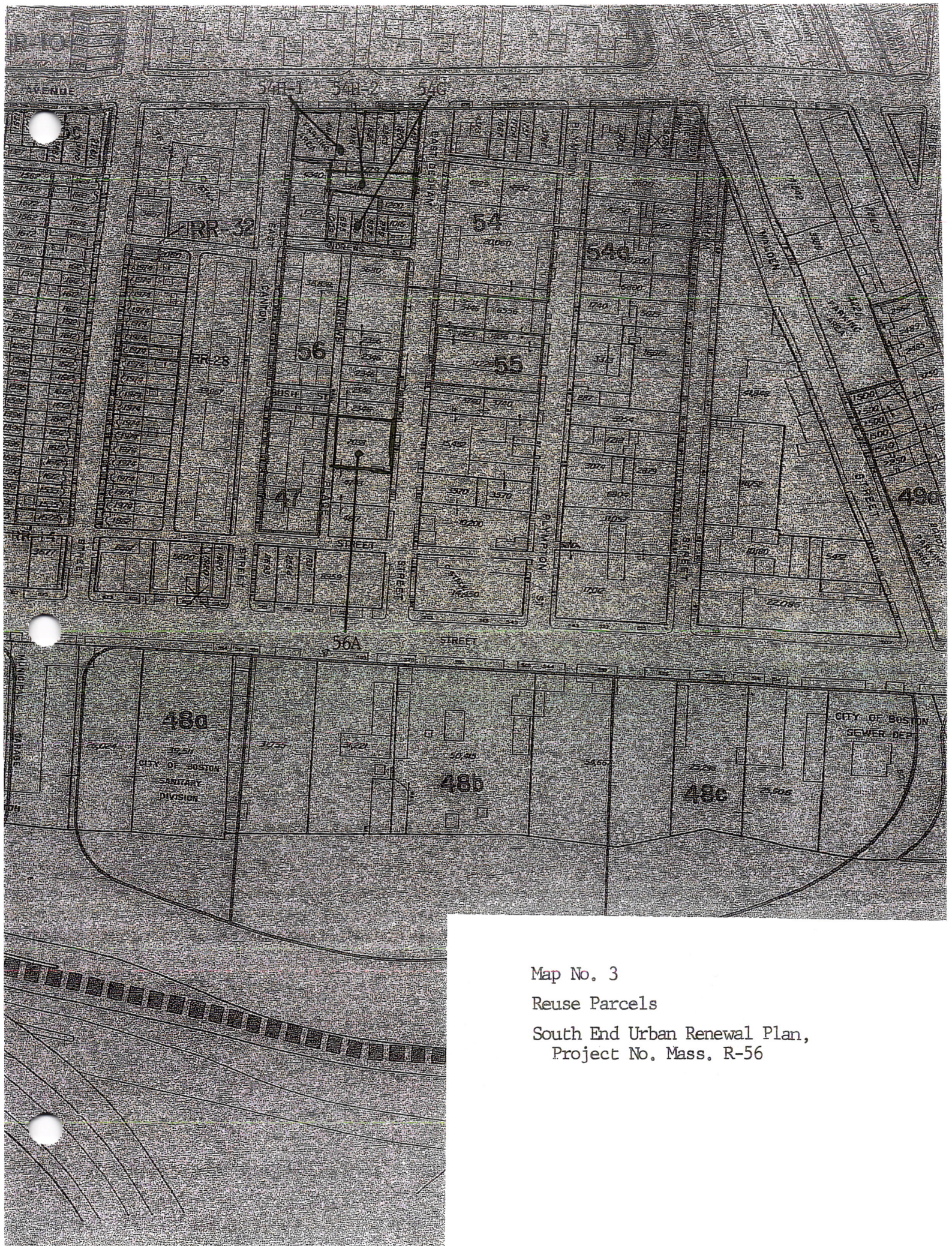
WHEREAS, the Authority is cognizant of the requirements of Massachusetts General Laws Chapter 30, Sections 61 through 62H, as amended, and its implementing regulations (collectively "MEPA") with respect to minimizing and preventing damage to the environment.

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

1. That pursuant to Section 1201 of Chapter XII of the Plan, that the Plan be, and hereby is, amended as follows:
 - (a) That Map No. 3 of the Plan, entitled "Reuse Parcels", is hereby modified by creating Parcels 47, 54G, 54H-1, 54H-2, 56 and 56A shown on the map attached hereto.
 - (a) That Map No. 2 of the Plan, entitled "Proposed Land Use," is hereby modified by setting the proposed land use of Parcels 47, 54G, 54H-2, 56 and 56A as residential, commercial, and parking and the proposed land use of Parcel 54H-1 as office, commercial and parking.
 - (b) 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 Parcels 47, 54G, 54H-1, 54H-2, 56 and 56A:

Reuse Parcel Number	Permitted Land Use	Min. Set Back	Height In Ft. Min.	Height In Ft. Max	Max. Net Density	Min. Parking Ratio	Planning and Design Requirements
47	Residential, Commercial, and Parking	Z	NA	120	NA	Z	B,C,M
54H-1	Office, Commercial and Parking	Z	NA	70	NA	Z	B,C,M
54H-2	Residential, Commercial, and Parking	Z	NA	120	NA	Z	B,C,M
54G	Residential, Commercial, and Parking	Z	NA	120	NA	Z	B,C,M
56	Residential, Commercial, and Parking	Z	NA	120	NA	Z	B, C, M
56A	Residential, Commercial, and Parking	Z	NA	120	NA	Z	B, C, M

2. That this modification is found to be a minor modification, which does 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 the 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 August 1974, if applicable.



Map No. 3

Reuse Parcels

South End Urban Renewal Plan,
Project No. Mass. R-56



**boston planning &
development agency**

January 9, 2017

Chrystal Kornegay
Undersecretary
Department of Housing and Community Development
Commonwealth of Massachusetts
100 Cambridge Street, Suite 300
Boston, Massachusetts 02114

Re: Proposed Minor Modification to the South End Urban Renewal Plan, Project No.
Mass. R-56, with respect to Parcels 47, 54G, 54H, 56 and 56A

Dear Undersecretary Kornegay:

In accordance with the policies adopted by the Boston Redevelopment Authority ("BRA") Board on September 15, 2016, with respect to proposed urban renewal actions of the BRA, I am hereby notifying the Commonwealth of Massachusetts Department of Housing and Community Development that the BRA proposes to adopt a minor modification to the South End Urban Renewal Plan, Project No. Mass. R-56, with respect to Parcels 47, 54G, 54H, 56 and 56A.

The purpose of the proposed BRA action is to facilitate the development of the Harrison Albany project on Parcels 47, 54G, 54H, 56 and 56A in the South End Urban Renewal Area bounded by Harrison Avenue, East Canton Street and East Dedham Street.

I enclose a copy of the proposed minor modification resolution. If you have any questions about this matter, please do not hesitate to contact Janet Carlson, First Assistant General Counsel, at (617) 918-4389.

Thank you.

Sincerely,

Brian P. Golden
Director

Enclosure

Boston Redevelopment Authority (D/B/A Boston Planning & Development Agency)
1 City Hall Square | Boston, MA 02201 | BostonPlans.org | T 617.722.4300 | F 617.248.1937
Martin J. Walsh, Mayor | Brian P. Golden, Director | Timothy J. Burke, Chairman

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY

**RE: MINOR MODIFICATION TO THE SOUTH END URBAN RENEWAL PLAN,
PROJECT NO. MASS. R-56, WITH RESPECT TO PARCELS 47, 54G, 54H, 56
AND 56A**

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56 (the "Plan"), was adopted by the Boston Redevelopment Authority (the "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, 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 modification hereinafter provided with respect to Parcels 47, 54G, 54H, 56 and 56A in the South End Urban Renewal Area is consistent with the objectives of the Plan and is a minor modification which may be adopted within the discretion of the Authority pursuant to said Section 1201; and

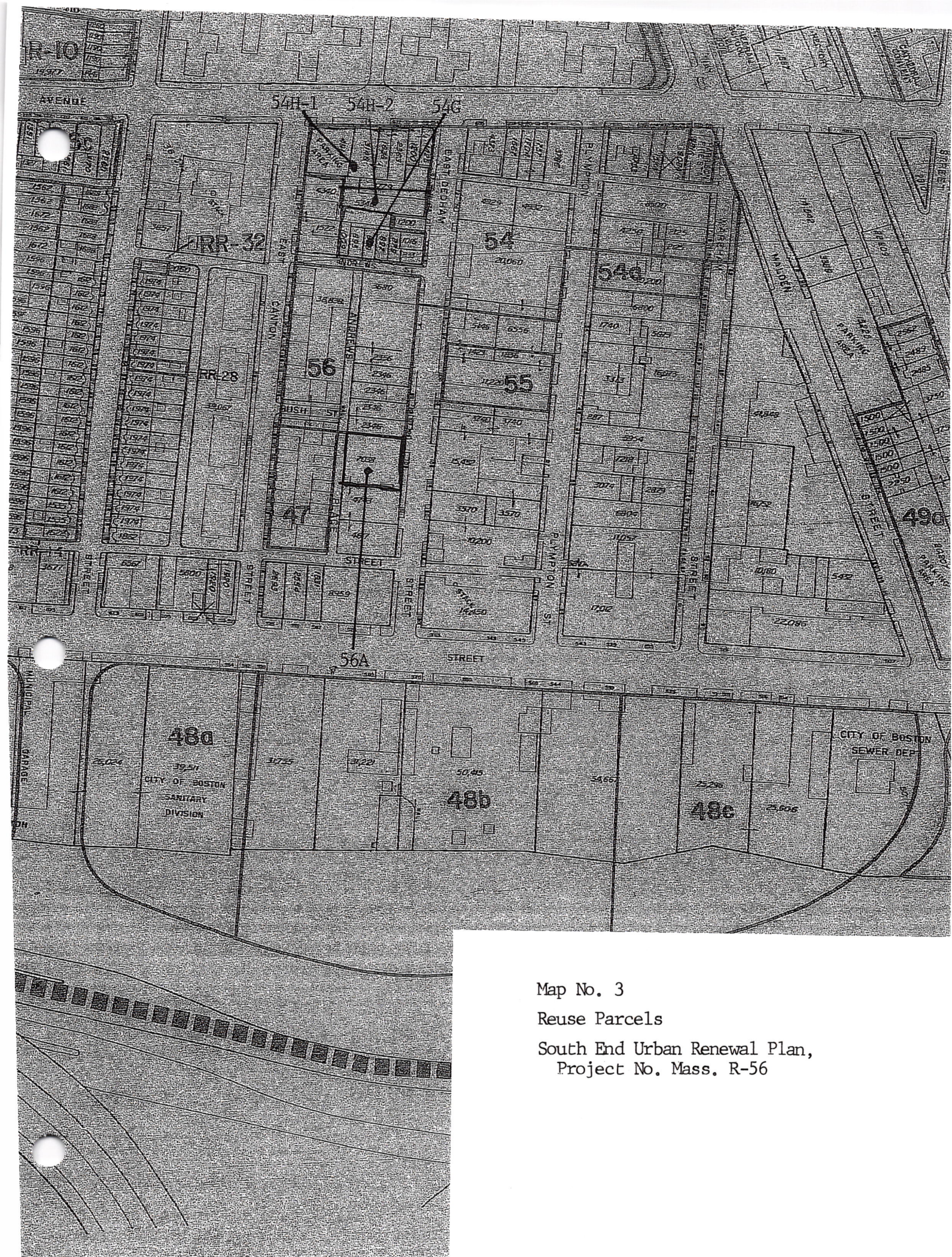
WHEREAS, the Authority is cognizant of the requirements of Massachusetts General Laws Chapter 30, Sections 61 through 62H, as amended, and its implementing regulations (collectively "MEPA") with respect to minimizing and preventing damage to the environment.

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

1. That pursuant to Section 1201 of Chapter XII of the Plan, that the Plan be, and hereby is, amended as follows:
 - (a) That Map No. 3 of the Plan, entitled "Reuse Parcels", is hereby modified by creating Parcels 47, 54G, 54H-1, 54H-2, 56 and 56A shown on the map attached hereto.
 - (a) That Map No. 2 of the Plan, entitled "Proposed Land Use," is hereby modified by setting the proposed land use of Parcels 47, 54G, 54H-2, 56 and 56A as residential, commercial, and parking and the proposed land use of Parcel 54H-1 as office, commercial and parking.
 - (b) 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 Parcels 47, 54G, 54H-1, 54H-2, 56 and 56A:

Reuse Parcel Number	Permitted Land Use	Min. Set Back	Height In Ft. Min.	Height In Ft. Max	Max. Net Density	Min. Parking Ratio	Planning and Design Requirements
47	Residential, Commercial, and Parking	Z	NA	120	NA	Z	B,C,M
54H-1	Office, Commercial and Parking	Z	NA	70	NA	Z	B,C,M
54H-2	Residential, Commercial, and Parking	Z	NA	120	NA	Z	B,C,M
54G	Residential, Commercial, and Parking	Z	NA	120	NA	Z	B,C,M
56	Residential, Commercial, and Parking	Z	NA	120	NA	Z	B, C, M
56A	Residential, Commercial, and Parking	Z	NA	120	NA	Z	B, C, M

2. That this modification is found to be a minor modification, which does 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 the 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 August 1974, if applicable.



Map No. 3

Reuse Parcels

South End Urban Renewal Plan,
Project No. Mass. R-56



**boston planning &
development agency**

January 9, 2017

The Honorable Michelle Wu
President
Boston City Council
One City Hall Square
Boston, MA 02201

Re: Proposed Minor Modification to the South End Urban Renewal Plan, Project No.
Mass. R-56, with respect to Parcels 47, 54G, 54H, 56 and 56A

Dear Councilor Wu:

In accordance with the policies adopted by the Boston Redevelopment Authority ("BRA") Board on December 21, 2004 and April 14, 2016, with respect to proposed urban renewal actions of the BRA, I am hereby notifying the Boston City Council that the BRA proposes to adopt a minor modification to the South End Urban Renewal Plan, Project No. Mass. R-56, with respect to Parcels 47, 54G, 54H, 56 and 56A.

The purpose of the proposed BRA action is to facilitate the development of the Harrison Albany project on Parcels 47, 54G, 54H, 56 and 56A in the South End Urban Renewal Area bounded by Harrison Avenue, East Canton Street and East Dedham Street.

I enclose a copy of the proposed minor modification resolution. If you have any questions about this matter, please do not hesitate to contact Janet Carlson, First Assistant General Counsel, at (617) 918-4389.

Thank you.

Sincerely,

Brian P. Golden
Director

Enclosure

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY

**RE: MINOR MODIFICATION TO THE SOUTH END URBAN RENEWAL PLAN,
PROJECT NO. MASS. R-56, WITH RESPECT TO PARCELS 47, 54G, 54H, 56
AND 56A**

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56 (the "Plan"), was adopted by the Boston Redevelopment Authority (the "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, 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 modification hereinafter provided with respect to Parcels 47, 54G, 54H, 56 and 56A in the South End Urban Renewal Area is consistent with the objectives of the Plan and is a minor modification 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 BOSTON REDEVELOPMENT AUTHORITY:

1. That pursuant to Section 1201 of Chapter XII of the Plan, that the Plan be, and hereby is, amended as follows:
 - (a) That Map No. 3 of the Plan, entitled "Reuse Parcels", is hereby modified by creating Parcels 47, 54G, 54H-1, 54H-2, 56 and 56A shown on the map attached hereto.
 - (a) That Map No. 2 of the Plan, entitled "Proposed Land Use," is hereby modified by setting the proposed land use of Parcels 47, 54G, 54H-2, 56 and 56A as residential, commercial, and parking and the proposed land use of Parcel 54H-1 as office, commercial and parking.
 - (b) 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 Parcels 47, 54G, 54H-1, 54H-2, 56 and 56A:

Reuse Parcel Number	Permitted Land Use	Min. Set Back	Height In Ft. Min.	Height In Ft. Max	Max. Net Density	Min. Parking Ratio	Planning and Design Requirements
47	Residential, Commercial, and Parking	Z	NA	120	NA	Z	B,C,M
54H-1	Office, Commercial and Parking	Z	NA	70	NA	Z	B,C,M
54H-2	Residential, Commercial, and Parking	Z	NA	120	NA	Z	B,C,M
54G	Residential, Commercial, and Parking	Z	NA	120	NA	Z	B,C,M
56	Residential, Commercial, and Parking	Z	NA	120	NA	Z	B, C, M
56A	Residential, Commercial, and Parking	Z	NA	120	NA	Z	B, C, M

2. That this modification is found to be a minor modification, which does 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 the 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 August 1974, if applicable.

Boston Redevelopment Authority

Boston's Planning & Economic
Development Office

Martin J. Walsh, *Mayor*
Timothy J. Burke, *Chairman*
Brian P. Golden, *Director*

One City Hall Square
Boston, MA 02201-1007
Tel 617-722-4300
Fax 617-248-1937

April 11, 2016

The Honorable Michelle Wu
President
Boston City Council
One City Hall Square
Boston, MA 02201

Re: Proposed Minor Modification to the South End Urban Renewal Plan, Project No.
Mass. R-56, with respect to Parcel 48B

Dear Councilor Wu:

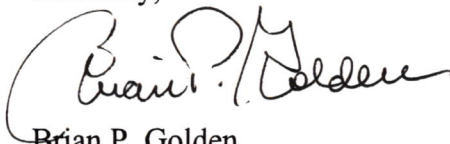
In accordance with the policies adopted by the Boston Redevelopment Authority ("BRA") Board on December 21, 2004, with respect to proposed urban renewal actions of the BRA, I am hereby notifying the Boston City Council that the BRA proposes to adopt a minor modification to the South End Urban Renewal Plan, Project No. Mass. R-56, with respect to Parcel 48B.

The purpose of the proposed BRA action is to facilitate the construction of a mixed-use commercial/residential project on Parcel 48B, the present location of the Flower Exchange.

I enclose a copy of the proposed minor modification resolution. If you have any questions about this matter, please do not hesitate to contact Janet Carlson, First Assistant General Counsel, at (617) 918-4389.

Thank you.

Sincerely,



Brian P. Golden
Director



Enclosure



**RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY
RE: MINOR MODIFICATION TO THE URBAN RENEWAL PLAN
FOR THE SOUTH END URBAN RENEWAL AREA, PROJECT
NO. MASS. R-56, WITH RESPECT TO PARCEL 48B**

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, was adopted by the Boston Redevelopment Authority (the "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, being herein referred to as the "Plan"); and

WHEREAS, Section 1201 of Chapter XII of the Plan entitled: "Modification" 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 modification with respect to Parcel 48B is consistent with the objectives of the Plan and is a minor modification which may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan; 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 BOSTON REDEVELOPMENT AUTHORITY:

That, pursuant to Section 1201 of the Plan, the Plan be and hereby is amended as follows:

1. That Map No. 3 "Reuse Parcels" is hereby modified by creating Parcels 48B as shown on the map attached hereto.
2. That Map No. 2 "Proposed Land Use" is hereby modified by setting the proposed land use of Parcel 48B as residential, commercial and accessory parking.
3. That Table A entitled "Land Use and Building Requirements" of Section 602 of Chapter VI shall be modified by adding the following language:

Reuse Parcel No.	Permitted Land Uses	Minimum Set-Back (in feet)	Height (in ft.) Min. Max.		Max. Net Density	Min. Parking Ratio	Planning & Design Req'ments
48B	Residential, Commercial and accessory parking	AA	AA	AA	AA	AA	C

4. That this modification is found to be a minor modification which does not substantially or materially alter or change the Plan.
5. 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.
6. That all other provisions of said Plan not inconsistent herewith be, and hereby are, continued in full force and effect.
7. That the Director be, and hereby is, authorized to proclaim by certificate this minor modification of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1, dated August, 1974.

May 13, 2015

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY REGARDING
MINOR MODIFICATIONS TO THE SOUTH END URBAN RENEWAL PLAN WITH
RESPECT TO PARCEL RC4 AND PARCEL RC5

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 RC4 and Parcel RC5 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 2, "Proposed Land Use" is hereby modified by changing the Proposed Land Use of Parcel RC4 from "Commercial, Office - Ground Floor" to "Commercial, Office, Residential - Ground Floor" and Parcel RC5 from "Commercial - Lower Floors, Tremont Street only" to "Commercial, Residential - Lower Floors - Tremont Street only".

(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
RC4	Residential - Upper floors Residential, Commercial &/or Offices - Ground floor (1)	Z	24	AA	AA	1 d.u. + 1 900 (2)	A,B,C,D
RC5	Residential - Upper floors Residential &/or Commercial-Lower floors, Tremont St. only	Tremont: Street: 20	32	60	AA	1 d.u. + 1 900 (2)	A,B,C,D,K

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.

Boston Redevelopment Authority

Boston's Planning & Economic
Development Office

Martin J. Walsh, *Mayor*
Timothy J. Burke, *Chairman*
Brian P. Golden, *Director*

One City Hall Square
Boston, MA 02201-1007
Tel 617-722-4300
Fax 617-248-1937

May 5, 2015

The Honorable Bill Linehan
President
Boston City Council
One City Hall Square
Boston, MA 02201

Re: Proposed Minor Modification to the South End Urban Renewal Plan, Project No. Mass. R-56, with respect to Parcel P-25

Dear Councilor Linehan:

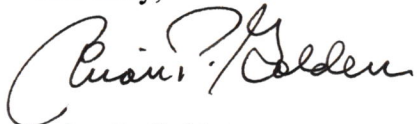
In accordance with the policies adopted by the Boston Redevelopment Authority ("BRA") Board on December 21, 2004, with respect to proposed urban renewal actions of the BRA, I am hereby notifying the Boston City Council that the BRA proposes to adopt a minor modification to the South End Urban Renewal Plan, Project No. Mass, R-56, with respect to Parcel P-25.

The purpose of the proposed BRA action is to facilitate the transfer of Parcel P-25 to the City of Boston Parks Department. The BRA proposes to take action on this minor modification on June 11, 2015.

I enclose a copy of the proposed minor modification resolution. If you have any questions about this matter, please do not hesitate to contact Gary Uter, Director of Development Review and Policy, at (617) 918-4457.

Thank you.

Sincerely,



Brian P. Golden
Director

Enclosure

cc (all with enclosures):
Members, Boston City Council
Gary Uter, BRA
Office of the Mayor



RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY

**RE: MINOR MODIFICATION TO THE SOUTH END URBAN RENEWAL PLAN,
PROJECT NO. MASS. R-56, WITH RESPECT TO PARCEL P-25.**

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56 (the "Plan"), was adopted by the Boston Redevelopment Authority (the "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, 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 modification hereinafter provided with respect to Parcel P-25 in the South End Urban Renewal Area is consistent with the objectives of the Plan and is a minor modification 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.

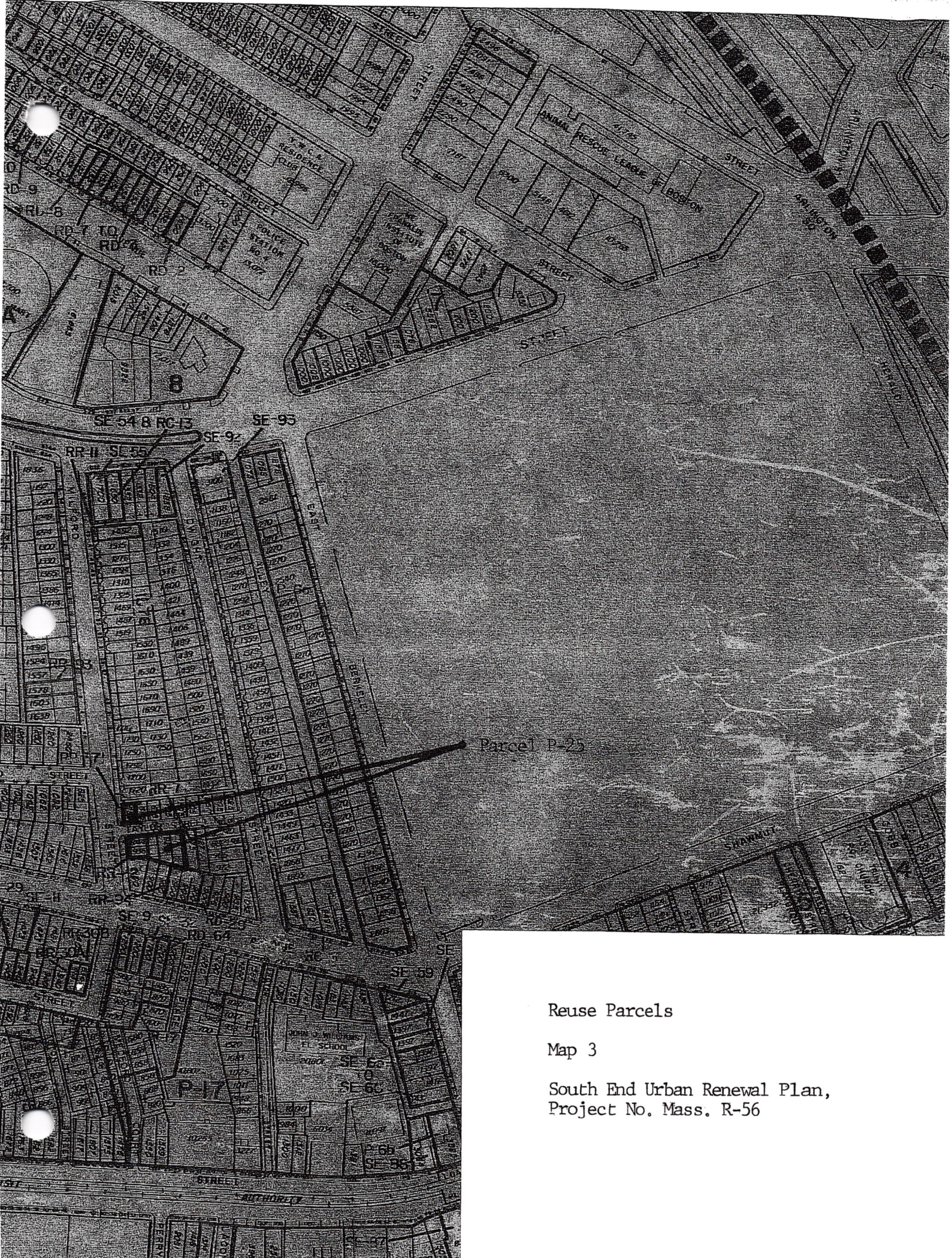
NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That pursuant to Section 1201 of Chapter XII of the Plan, that the Plan be, and hereby is, amended as follows:
 - (a) That Map No. 3 of the Plan, entitled "Reuse Parcels", is hereby modified by creating Parcel P-25 shown on the map attached hereto.
 - (b) That Map No. 2 of the Plan, entitled "Proposed Land Use," is hereby modified by setting the proposed land use of Parcel P-25 as open space.
 - (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 P-25:

Reuse Parcel Number	Permitted Land Use	Min. Set Back	Height In Ft. Min.	Height In Ft. Max	Max. Net Density	Min. Parking Ratio	Planning and Design Requirements
P-25	Open Space	NA	NA	NA	NA	NA	B

2. That this modification is found to be a minor modification, which does 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 the 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 August 1974, if applicable.



Reuse Parcels

Map 3

South End Urban Renewal Plan,
Project No. Mass. R-56

Boston Redevelopment Authority

Boston's Planning & Economic
Development Office

Martin J. Walsh, Mayor

One City Hall Square
Boston, MA 02201-1007
Tel 617-722-4300
Fax 617-248-1937

November 18, 2014

The Honorable Bill Linehan
President
Boston City Council
One City Hall Square
Boston, MA 02201

Re: Proposed Minor Modification to the South End Urban Renewal Plan, Project No. Mass. R-56, with respect to Parcels X-30A, X-30B, X-30C, X-31, X-32 and X-33

Dear Councilor Linehan:

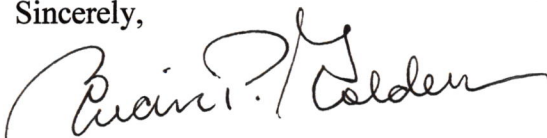
In accordance with the policies adopted by the Boston Redevelopment Authority ("BRA") Board on December 21, 2004, with respect to proposed urban renewal actions of the BRA, I am hereby notifying the Boston City Council that the BRA proposes to adopt a minor modification to the South End Urban Renewal Plan, Project No. Mass. R-56, with respect to Parcel X-30A, X-30B, X-30C, X-31, X-32, and X-33.

The purpose of the proposed BRA action is to facilitate the development of Parcel X-30A, X-30B, X-30C, X-31, X-32 and X-33. The BRA proposes to take action on this minor modification on December 18, 2014.

I enclose a copy of the proposed minor modification resolution. If you have any questions about this matter, please do not hesitate to contact Erico Lopez, Director of Development Review and Policy, at (617) 918-4429.

Thank you.

Sincerely,



Brian P. Golden
Acting Director

Enclosure

cc (all with enclosures):
Members, Boston City Council
Erico Lopez, BRA
Office of the Mayor

RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY
RE: MINOR MODIFICATION TO THE URBAN RENEWAL PLAN
FOR THE SOUTH END URBAN RENEWAL AREA, PROJECT
NO. MASS. R-56, WITH RESPECT TO PARCELS X-30A, X-30B,
X-30C, X-31, X-32 AND X-33

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, was adopted by the Boston Redevelopment Authority (the "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, being herein referred to as the "Plan"); and

WHEREAS, Section 1201 of Chapter XII of the Plan entitled: "Modification" 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 modification with respect to Parcels X-30A, X-30B, X-30C, X-31, X-32 and X-33 is consistent with the objectives of the Plan and is a minor modification which may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan; 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 BOSTON REDEVELOPMENT AUTHORITY:

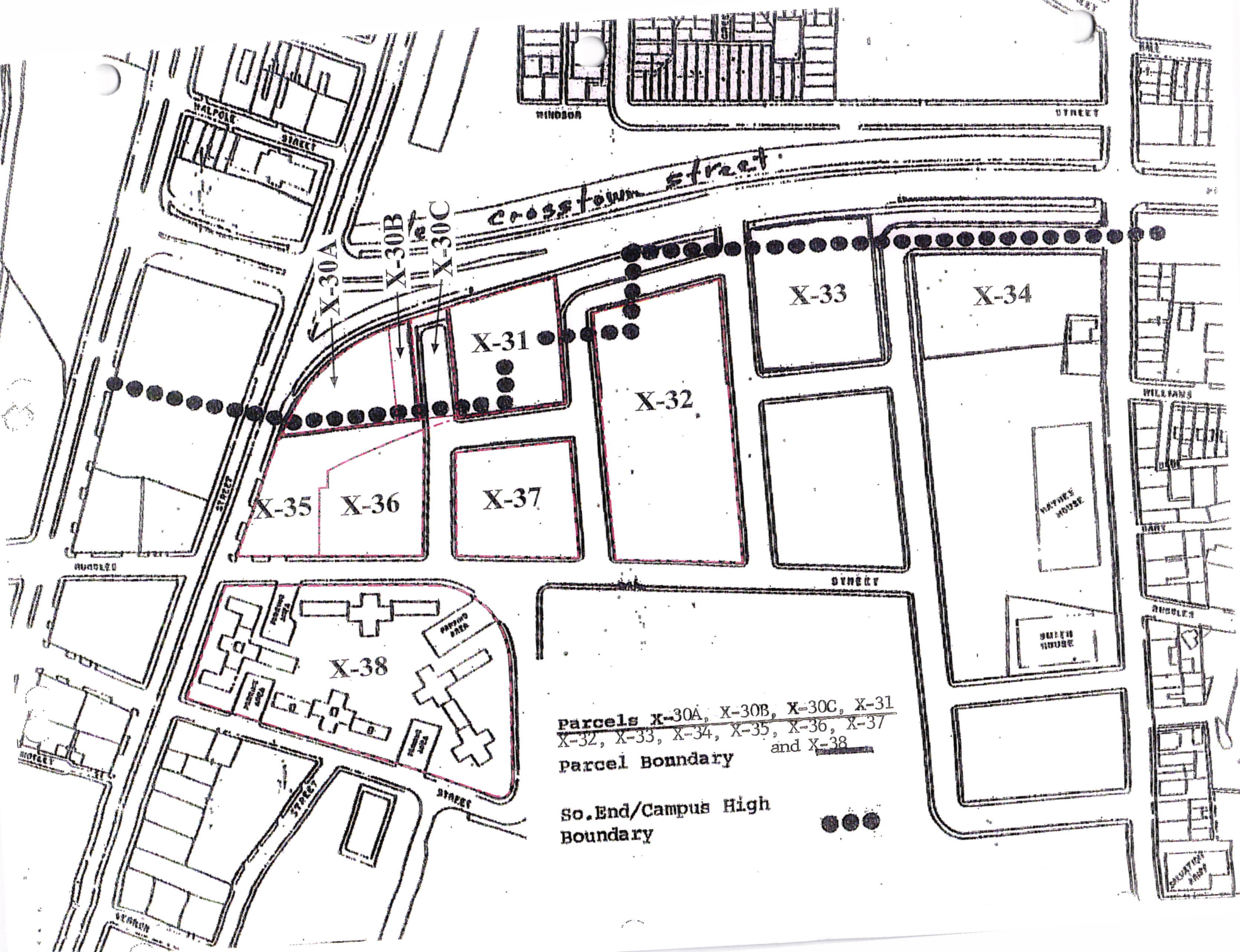
That, pursuant to Section 1201 of the Plan, the Plan be and hereby is amended as follows:

1. That Map No. 3 "Reuse Parcels" is hereby modified by creating Parcels X-30A, X-30B, X-30C, X-31, X-32 and X-33 as shown on the map attached hereto.
2. That Map No. 1 "Property" is hereby modified by identifying Parcels X-30A, X-30B and X-30C as properties to be acquired.
3. That Map No. 2 "Proposed Land Use" is hereby modified by setting the proposed land use of Parcels X-30A, X-30B and X-30C as residential and commercial on the lower floors and Parcels X-31, X-32 and X-33 as residential.

4. That Table A entitled "Land Use and Building Requirements" of Section 602 of Chapter VI shall be modified by adding the following language:

Reuse Parcel No.	Permitted Land Uses	Minimum Set-Back (in feet)	Height (in ft.) Min. Max.		Max. Net Density	Min. Parking Ratio	Planning & Design Req'ments
X-30A	Residential and Commercial on lower floors	AA	AA	AA	AA	AA	B
X-30B	Residential and Commercial on lower floors	AA	AA	AA	AA	AA	B
X-30C	Residential and Commercial on lower floors	AA	AA	AA	AA	AA	B
X-31	Residential	AA	AA	AA	AA	AA	B
X-32	Residential	AA	AA	AA	AA	AA	B
X-33	Residential	AA	AA	AA	AA	AA	B

5. That this modification is found to be a minor modification which does not substantially or materially alter or change the Plan.
6. 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.
7. That all other provisions of said Plan not inconsistent herewith be, and hereby are, continued in full force and effect.
8. That the Director be, and hereby is, authorized to proclaim by certificate this minor modification of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1, dated August, 1974.



Parcels X-30A, X-30B, X-30C, X-31
X-32, X-33, X-34, X-35, X-36, X-37
Parcel Boundary and X-38

So. End/Campus High
Boundary

Boston Redevelopment Authority

Boston's Planning & Economic
Development Office

Martin J. Walsh, Mayor

One City Hall Square
Boston, MA 02201-1007
Tel 617-722-4300
Fax 617-248-1937

November 18, 2014

The Honorable Bill Linehan
President
Boston City Council
One City Hall Square
Boston, MA 02201

Re: Proposed Minor Modification to the South End Urban Renewal Plan, Project No.
Mass. R-56, with respect to Parcel X-28

Dear Councilor Linehan:

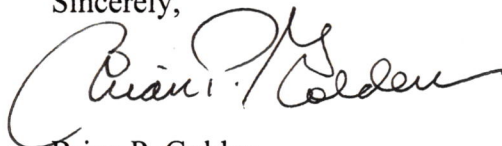
In accordance with the policies adopted by the Boston Redevelopment Authority ("BRA") Board on December 21, 2004, with respect to proposed urban renewal actions of the BRA, I am hereby notifying the Boston City Council that the BRA proposes to adopt a minor modification to the South End Urban Renewal Plan, Project No. Mass. R-56, with respect to Parcel X-28.

The purpose of the proposed BRA action is to facilitate the development of Parcel X-28. The BRA proposes to take action on this minor modification on December 18, 2014.

I enclose a copy of the proposed minor modification resolution. If you have any questions about this matter, please do not hesitate to contact Erico Lopez, Director of Development Review and Policy, at (617) 918-4429.

Thank you.

Sincerely,



Brian P. Golden
Acting Director

Enclosure

cc (all with enclosures):

Members, Boston City Council
Erico Lopez, BRA
Office of the Mayor



RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY
RE: MINOR MODIFICATION TO THE URBAN RENEWAL PLAN
FOR THE SOUTH END URBAN RENEWAL AREA, PROJECT
NO. MASS. R-56, WITH RESPECT TO PARCEL X-28

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, was adopted by the Boston Redevelopment Authority (the "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, being herein referred to as the "Plan"); and

WHEREAS, Section 1201 of Chapter XII of the Plan entitled: "Modification" 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 modification with respect to Parcel X-28 is consistent with the objectives of the Plan and is a minor modification which may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan; 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 BOSTON REDEVELOPMENT AUTHORITY:

That, pursuant to Section 1201 of the Plan, the Plan be and hereby is amended as follows:

1. That Map No. 2 "Proposed Land Use" is hereby modified by setting the proposed land use of Parcel X-28 as residential, commercial, parking and open space.
2. That Table A entitled "Land Use and Building Requirements" of Section 602 of Chapter VI shall be modified by adding the following language:

Reuse Parcel No.	Permitted Land Uses	Minimum Set-Back (in feet)	Height (in ft.)		Max. Net Density	Min. Parking Ratio	Planning & Design Req'ments
			Min.	Max.			
X-28	Residential, Commercial, Parking and Open Space	AA	AA	AA	AA	AA	B, C

3. That this modification is found to be a minor modification which does not substantially or materially alter or change the Plan.
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 all other provisions of said Plan not inconsistent herewith be, and hereby are, continued in full force and effect.
6. That the Director be, and hereby is, authorized to proclaim by certificate this minor modification of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1, dated August, 1974.

August 14, 2014

The Honorable Bill Linehan
President
Boston City Council
One City Hall Square
Boston, MA 02201

Re: Proposed Minor Modification to the South End Urban Renewal Plan, Project No.
Mass. R-56, with respect to Parcel RR-81

Dear Councilor Linehan:

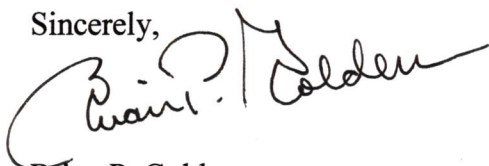
In accordance with the policies adopted by the Boston Redevelopment Authority ("BRA") Board on December 21, 2004, with respect to proposed urban renewal actions of the BRA, I am hereby notifying the Boston City Council that the BRA proposes to adopt a minor modification to the South End Urban Renewal Plan No. Mass, R-56, with respect to Parcel RR-81.

The purpose of the proposed BRA action is to facilitate the construction of a residential structure to be partially located on the parcel located at 20 Sussex Street.

I enclose a copy of the proposed minor modification resolution. If you have any questions about this matter, please do not hesitate to contact Erico Lopez, Director of Development Review and Policy, at (617) 918-4429.

Thank you.

Sincerely,



Brian P. Golden
Director

Enclosure

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY

**RE: MINOR MODIFICATION TO THE SOUTH END URBAN RENEWAL PLAN,
PROJECT NO. MASS. R-56, WITH RESPECT TO PARCEL RR-81.**

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56 (the "Plan"), was adopted by the Boston Redevelopment Authority (the "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, 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 modification hereinafter provided with respect to Parcel RR-81 in the South End Urban Renewal Area is consistent with the objectives of the Plan and is a minor modification 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.

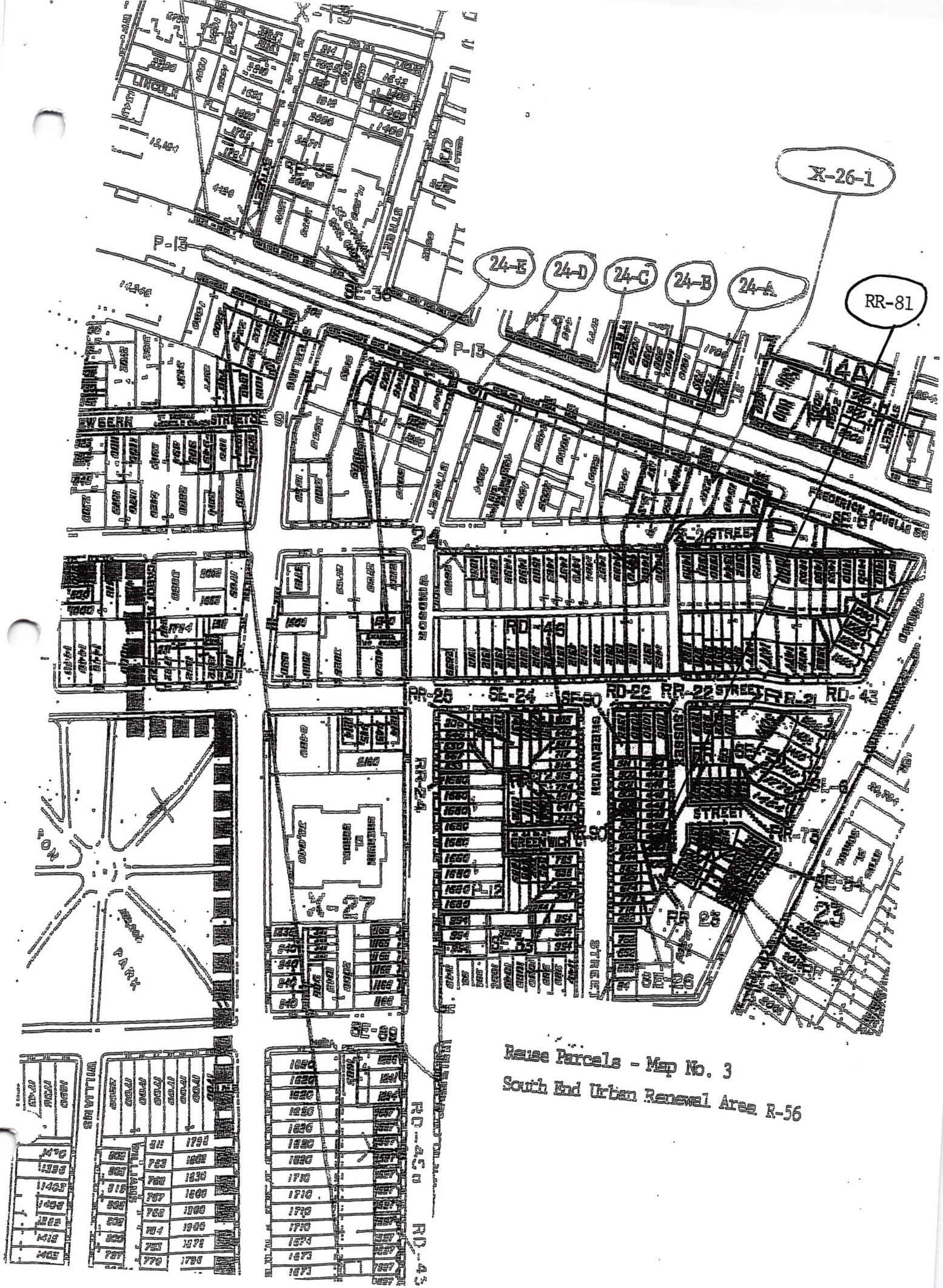
NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That pursuant to Section 1201 of Chapter XII of the Plan, that the Plan be, and hereby is, amended as follows:
 - (a) That Map No. 3 of the Plan, entitled "Reuse Parcels", is hereby modified by creating Parcel RR-81 shown on the map attached hereto.
 - (b) That Map No. 2 of the Plan, entitled "Proposed Land Use," is hereby modified by setting the proposed land use of Parcel RR-81 as residential use.
 - (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 RR-81:

Reuse Parcel Number	Permitted Land Use	Min. Set Back	Height In Ft. Min.	Height In Ft. Max	Max. Net Density	Min. Parking Ratio	Planning and Design Requirements
RR-81	Residential	AA	AA	AA	AA	AA	B

2. That this modification is found to be a minor modification, which does 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 the 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 August 1974, if applicable.



Raise Parcels - Map No. 3
South End Urban Renewal Area R-56

Boston Redevelopment Authority

Boston's Planning & Economic
Development Office

Thomas M. Menino, Mayor
Clarence J. Jones, Chairman
Peter Meade, Director

One City Hall Square
Boston, MA 02201-1007
Tel 617-722-4300
Fax 617-248-1937

September 16, 2013

The Honorable Stephen J. Murphy
President
Boston City Council
One City Hall Square
Boston, MA 02201

Re: Proposed Minor Modification to the South End Urban Renewal Plan, Project No.
Mass. R-56, with respect to Parcel 3

Dear Councilor Murphy:

In accordance with the policies adopted by the Boston Redevelopment Authority ("BRA") Board on December 21, 2004, with respect to proposed urban renewal actions of the BRA, I am hereby notifying the Boston City Council that the BRA proposes to adopt a minor modification to the South End Urban Renewal Plan No. Mass. R-56, with respect to Parcel 3.

The purpose of the proposed BRA action is to allow Parcel 3 to be developed for offices, retail and parking purposes.

I enclose a copy of the proposed minor modification resolution. If you have any questions about this matter, please do not hesitate to contact Heather Campisano, Deputy Director of Development Review, at (617) 918-4404.

Thank you.

Sincerely,


Peter Meade

Received
9/16/13
@ 3:25 PM
by: Yuleidy Vazquez



RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY REGARDING
MINOR MODIFICATIONS TO THE SOUTH END URBAN RENEWAL PLAN,
PROJECT NO. MASS. R-56, WITH RESPECT TO PARCEL 3

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, was adopted by the Boston Redevelopment Authority (the "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, being herein referred to as the "Plan"); and

WHEREAS, Section 1201 of Chapter XII of the Plan, entitled "Modification," 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 3 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:

The subsection entitled "PARCEL 3" in Section 604 of the Plan shall be deleted in its entirety and the following new subsection entitled "PARCEL 3" shall be inserted in place thereof:

"PARCEL 3

Major Design Objectives

1. 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 or are otherwise appropriately screened from the public right-of-way.
2. Roofs - roofs shall be organized so that all vents and chimneys and any other projections are architecturally organized and detailed in a mechanical penthouse or

- otherwise 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.
3. 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.
 4. Night Lighting - lighting shall be provided to insure the safety of pedestrians as required and approved by the Boston Redevelopment Authority from time to time. 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.
 5. Persons with Disabilities - 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; residential uses; commercial uses, including, without limitation, retail uses, service uses, restaurant uses and places of entertainment, research and development and offices, parking and accessory uses, public uses, storage (enclosed) and distributive uses, community, cultural and fitness uses.

HEIGHT AND BUILDING TYPE

Buildings shall have a height to be determined by the Boston Redevelopment Authority.

SET-BACK

None required on Herald Street, East Berkeley Street (formerly Dover Street), Shawmut Avenue or Washington Street. Maximum floor area ratio to be determined by the Boston Redevelopment Authority.

SIGNS

All signs shall 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. The size, design, location, and number of signs must be specified in all redevelopment proposals and approved by the Authority.

OFF-STREET PARKING

Public, accessory and/or ancillary parking shall be permitted as approved by the Boston Redevelopment Authority from time to time.

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 and Shawmut Avenue. Loading bays shall be provided as required by the applicable zoning ordinance.

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.

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 modifications 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. The Director be, and hereby is, authorized 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 August 8, 1974, if applicable.

Boston Redevelopment Authority

Boston's Planning & Economic
Development Office

Thomas M. Menino, *Mayor*
Clarence J. Jones, *Chairman*
Peter Meade, *Director*

One City Hall Square
Boston, MA 02201-1007
Tel 617-722-4300
Fax 617-248-1937

July 12, 2013

The Honorable Stephen J. Murphy
President
Boston City Council
One City Hall Square
Boston, MA 02201

Re: Proposed Minor Modification of the South End Urban Renewal Plan

Dear Councilor Murphy:

In accordance with the policies adopted by the Boston Redevelopment Authority ("BRA") Board on December 21, 2004, with respect to proposed urban renewal actions of the BRA, I am hereby notifying the Boston City Council that the BRA proposes to adopt a minor modification to the South End Urban Renewal Plan.

The purpose of the proposed BRA action is to facilitate the redevelopment of the Boston Public Health Commission Campus of Parcel PB-15 and Parcel 45 on Northampton Street in the South End. The BRA proposes to take action on this minor modification on August 15, 2013.

I enclose a copy of the proposed minor modification resolution. If you have any questions about this matter, please do not hesitate to contact Casey Hines, Project Manager, at (617) 918-4244.

Thank you.

Sincerely,



Peter Meade
Director

cc: (all with enclosures).

Members, Boston City Council
Heather Campisano, BRA
Casey Hines, BRA
Michael Kineavy, Office of the Mayor

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY REGARDING
MINOR MODIFICATIONS TO THE SOUTH END URBAN RENEWAL PLAN,
PROJECT NO. MASS. R-56, WITH RESPECT TO PARCEL 45 AND PARCEL PB-15

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Project Area, Project No. Mass R-56, 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 45 and Parcel PB-15 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 shall be, and hereby is, amended as follows:

(a) That Map 3, "Reuse Parcels" is hereby modified by expanding Parcel 45 to include the abutting parcel formerly within the layout of Albany Street as shown on the attached map, subject to appropriate action by the City of Boston Public Improvement Commission.

(b) That Map 2, "Proposed Land Use" is hereby modified by:

(i) changing the Proposed Land Use of Parcel 45 from "Residential" to "Institutional, Residential, Office, Retail, Fitness Center, Health Club, Garage;" and

(ii) changing the Proposed Land Use of Parcel PB-15 from "Institutional, 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 deleting the sections for Parcel 45 and Parcel PB-15 and inserting in place thereof following sections with respect to Parcel 45 and Parcel PB-15:

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

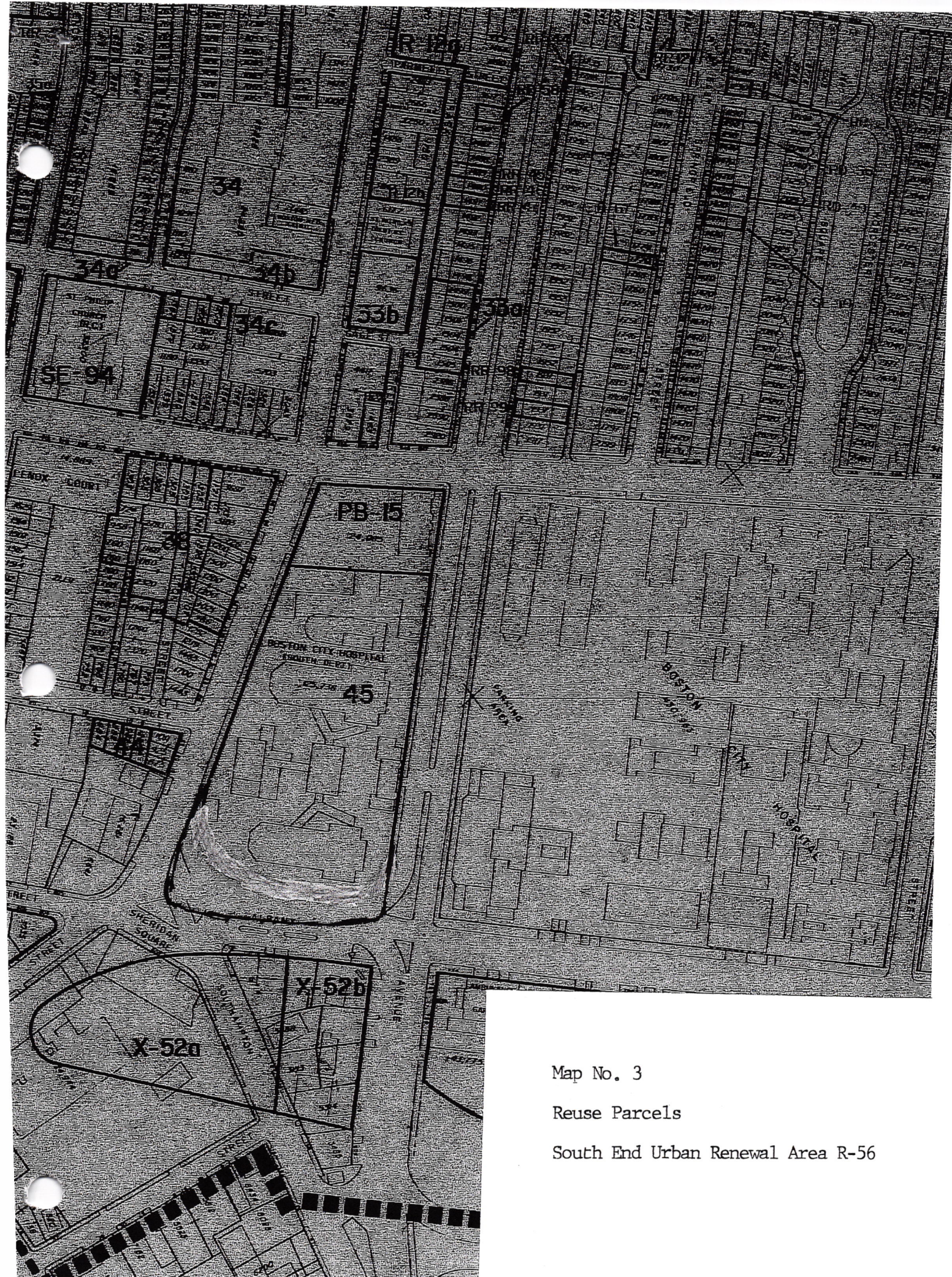
(d) That (i) the existing improvements on Parcel 45 and Parcel PB-15 are hereby confirmed as allowed by the Authority under the Plan, and (ii) the rehabilitation of 35 Northampton Street and office space at 860 Harrison Avenue, and related improvements as approved by the Authority under the provisions 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 August 8, 1974, if required and/or applicable.



Reuse Parcels

South End Urban Renewal Area R-56

Boston Redevelopment Authority

Boston's Planning & Economic
Development Office

Thomas M. Menino, *Mayor*
Clarence J. Jones, *Chairman*
Peter Meade, *Director*

One City Hall Square
Boston, MA 02201-1007
Tel 617-722-4300
Fax 617-248-1937

February 7, 2013

The Honorable Stephen J. Murphy
President
Boston City Council
One City Hall Square
Boston, MA 02201

Re: Proposed Minor Modification to the South End Urban Renewal Plan, Project No.
Mass. R-56, with respect to Parcel X-26-1

Dear Councilor Murphy:

In accordance with the policies adopted by the Boston Redevelopment Authority ("BRA") Board on December 21, 2004, with respect to proposed urban renewal actions of the BRA, I am hereby notifying the Boston City Council that the BRA proposes to adopt a minor modification to the South End Urban Renewal Plan No. Mass, R-56, with respect to Parcel X-26-1.

The purpose of the proposed BRA action is to facilitate the construction of a residential/commercial structure to be partially located on the vacant parcel located at 1008-1012 Tremont Street ("Proposed Project"). The Proposed Project will be located at 1004-1012 Tremont Street in the South End Urban Renewal Area, Project No. Mass. R-56.

The BRA proposes to take action on this minor modification on March 14, 2013.

I enclose a copy of the proposed minor modification resolution. If you have any questions about this matter, please do not hesitate to contact Heather Campisano, Deputy Director of Development Review, at (617) 918-4404.

Thank you.

Sincerely,



Peter Meade

RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY
RE: MINOR MODIFICATION TO THE URBAN RENEWAL PLAN
FOR THE SOUTH END URBAN RENEWAL AREA, PROJECT NO.
MASS. R-56, WITH RESPECT TO PARCEL X-26-1

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, was adopted by the Boston Redevelopment Authority (the "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 the Plan entitled: "Modification" provides that the Urban Renewal 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 modification with respect to Parcel X-26-1 is consistent with the objectives of the South End Urban Renewal Plan; and

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

WHEREAS, the proposed amendment to the Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan;

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

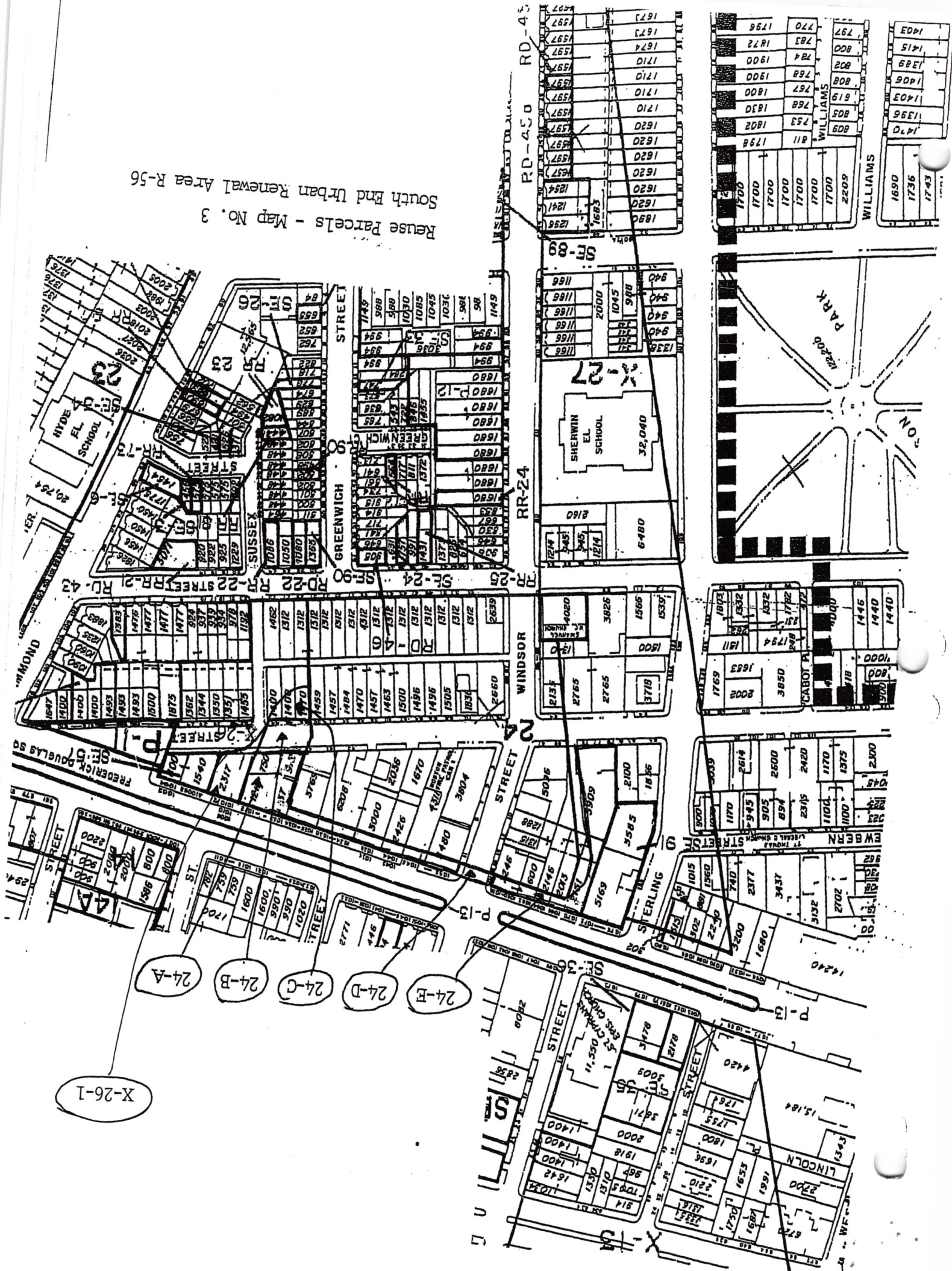
That, pursuant to Section 1201 of the South End Urban Renewal Plan, Mass. R-56 (the "Plan"), the Plan be and hereby is amended as follows:

1. That Map No. 3 "Reuse Parcels" is hereby modified by creating Parcel X-26-1 shown on the map attached hereto.
2. That Map No. 2 "Proposed Land Use" is hereby modified by setting the proposed land use of Parcel X-26-1 as residential/commercial use.
3. That Table A entitled "Land Use and Building Requirements" of Section 602 of Chapter VI shall be modified by adding the following language:

Reuse Parcel No.	Permitted Land Uses	Minimum Set-Back (in feet)	Height (in ft.) Min. Max.		Max. Net Density	Min. Parking Ratio	Planning & Design Req'ments
X-26-1	Residential, Commercial and Parking	AA	AA	AA	AA	AA	B

4. That this modification is found to be a minor modification which does not substantially or materially alter or change the Plan.
5. That it is hereby found and determined that 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 and minimize damage to the environment.
6. That all other provisions of said Plan not inconsistent herewith be and hereby are continuing in full force and effect.
7. That the Director be and hereby is authorized to proclaim by certificate this minor modification of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1, dated August, 1974.

3



BOSTON REDEVELOPMENT AUTHORITY

PUBLIC NOTICE

SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56

FOR PARCEL X-26-1

Public Notice is hereby given that the Boston Zoning Board of Appeals will consider at its scheduled meeting on Tuesday, March 12, 2013, starting at 9:30 A.M. in Room 801, 8th Floor, Boston City Hall, zoning relief in connection with the construction of a residential/commercial structure to be partially located on the vacant parcel located at 1008-1012 Tremont Street ("Proposed Project"). The Proposed Project is located at 1004-1012 Tremont Street ("Site") in the South End Urban Renewal Area, Project No. Mass. R-56.

Public Notice is also hereby given that the Boston Redevelopment Authority ("BRA") will consider at its next scheduled meeting on Thursday, March 14, 2013, the adoption of a Resolution, subject to certain terms and conditions, proposing to adopt a minor modification to the South End Urban Renewal Plan No. Mass. R-56 with respect to Parcel X-26-1, also known as 1008-1012 Tremont Street.

On July 12, 2012 the BRA adopted a Resolution, subject to certain terms and conditions, tentatively designating Tremont Street Development, LLC as the redeveloper of the Proposed Project on the Site. The Proposed Project involves the construction of a 14,882 square foot, four-story mixed-use building that will include commercial/retail and residential units including six (6) surface parking spaces. The first floor will contain approximately 2,224 square feet of retail space, floors two and three will contain six two-bedroom units and the fourth floor will have a penthouse unit. The two-bedroom units will range in size from 1,165 square feet to 1,220 square feet. The penthouse unit will contain approximately 1,360 square feet of living space.

This Public Notice is being provided in accordance with a certain "Conciliation Agreement," by and among the U.S. Department of Housing and Urban Development, the BRA and others, dated as of January 16, 2001.

Theresa Donovan
Assistant Secretary, Boston Redevelopment Authority

Boston Redevelopment Authority

Boston's Planning & Economic
Development Office

Thomas M. Menino, *Mayor*
Clarence J. Jones, *Chairman*
Peter Meade, *Director*

One City Hall Square
Boston, MA 02201-1007
Tel 617-722-4300
Fax 617-248-1937

January 13, 2012

The Honorable Stephen J. Murphy, President
Boston City Council
One City Hall Square
Boston, MA 02201

Re: Proposed Minor Modification to the South End Urban Renewal Plan, Project No. Mass.
R-56, with respect to Parcel RD-77

Dear Councilor Murphy:

In accordance with the policies adopted by the BRA Board on December 21, 2004 with respect to proposed urban renewal actions of the BRA, I am hereby notifying the City Council that the BRA proposes to adopt a minor modification to the South End Urban Renewal Plan, Project No. Mass. R-56, with respect to Parcel RD-77.

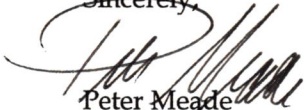
The purpose of the proposed BRA action is to facilitate Mr. Ramy Rizkalla's intent to undertake the construction of a two-story structure to be partially located on the vacant parcel located at 10 Taylor Street which will serve as an addition to 8 Taylor Street, a two-story wood-clad townhouse. The existing façade at 8 Taylor Street will be renovated and preserved. The two-story structure at 8 and 10 Taylor Street will have one entrance and continue to serve as a single family home ("Proposed Project"). The Proposed Project will be located at 8 and 10 Taylor Street in the South End Urban Renewal Area, Project No. Mass. R-56.

The BRA proposes to take action on this modification on February 16, 2012.

I enclose a copy of the proposed minor modification resolution. If you have any questions about this matter, please feel free to contact me or Brenda McKenzie, Director of Economic Development at (617) 918-4424.

Thank you.

Sincerely,


Peter Meade
Director

cc: (all with enclosures):

Members, Boston City Council
Brenda McKenzie, BRA
Heather Campisano, BRA
Michael Kineavy, Office of the Mayor



RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
REGARDING MINOR MODIFICATIONS TO THE SOUTH END URBAN
RENEWAL PLAN, PROJECT NO. MASS. R-56, WITH RESPECT TO SO-
CALLED PARCEL RD-77

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56 (the "Plan"), was adopted by the Boston Redevelopment Authority (the "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, 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 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, the 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 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; and

WHEREAS, it is the opinion of the Authority that the modifications hereinafter provided with respect to property located at 10 Taylor Street, known as so-called Parcel RD-77 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 shall be, and hereby is, amended as follows:

a. That Map No. 3 of the Plan entitled "Reuse Parcels" is hereby modified by the addition of 10 Taylor Street in the Plan and identifying 10 Taylor Street as Parcel RD-77 as shown on the attached map.

b. That Map No. 2 of the Plan entitled "Proposed Land Use" is hereby modified by designating the permitted land use for Parcel RD-77 as "Residential, Parking and Open Space."

c. That Chapter VI, "Land Use and Building Requirements", Section 602, Table A, "Land Use and Building Requirements", is hereby modified by inserting the following with respect to Parcel RD-77:

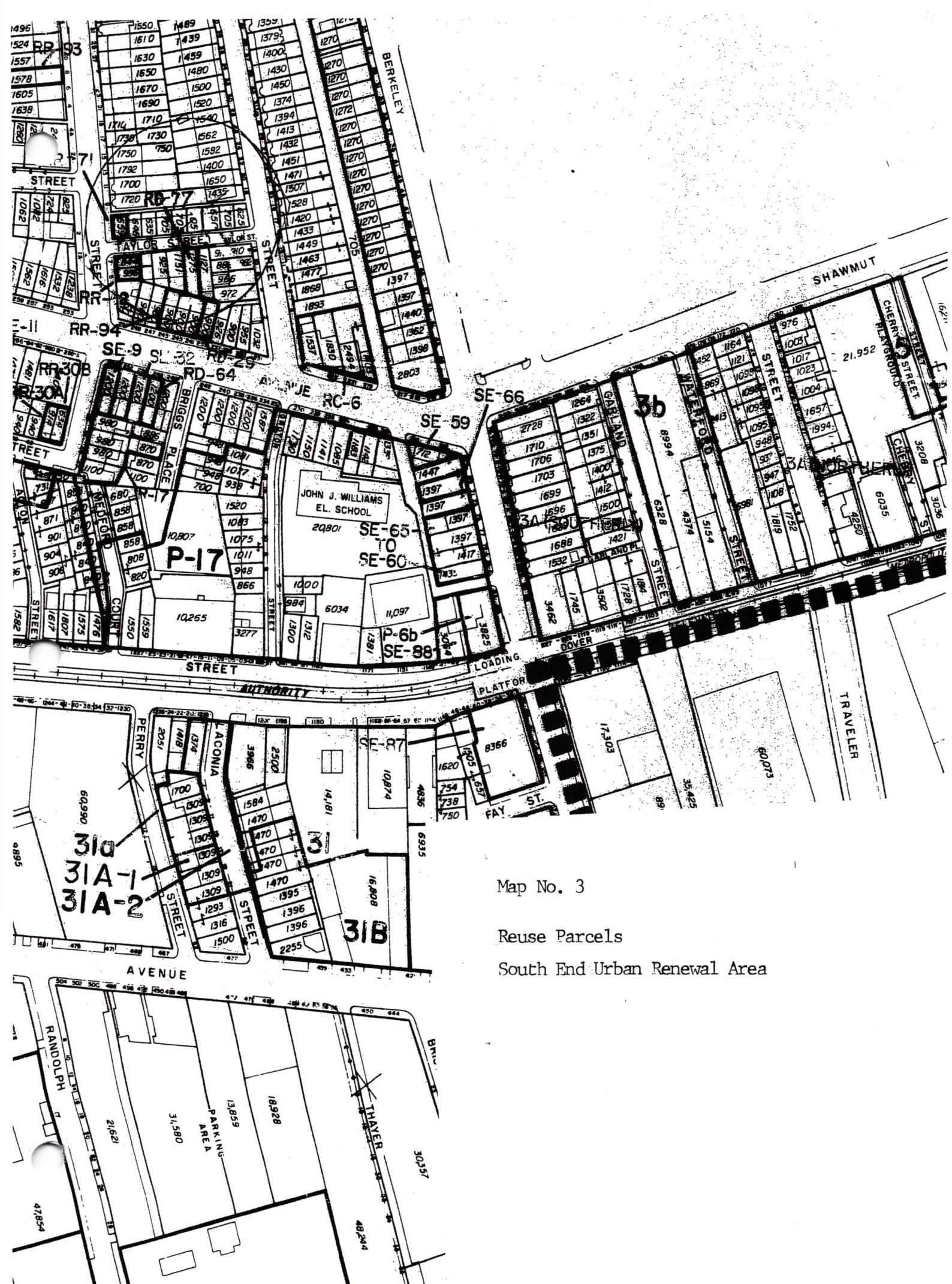
Reuse Parcel Number	Permitted Land Use	Minimum Set-Back (in feet)	Height (in ft.) min. max.	Max. Net Density	Min. Parking Ratio	Planning and Design Requirements
RD-77	Residential, Parking & Open Space	AA	AA	AA	AA	B

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 modifications 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 August 8, 1974, if applicable.



Boston Redevelopment Authority

Boston's Planning & Economic
Development Office

Thomas M. Menino, Mayor
Clarence J. Jones, Chairman
John F. Palmieri, Director

One City Hall Square
Boston, MA 02201-1007
Tel 617-722-4300
Fax 617-248-1937

March 10, 2010

Hon. Michael Ross, President
Boston City Council
One City Hall Square
Boston, MA 02201

Re: Proposed Minor Modification to the South End Urban Renewal Plan, Project No. Mass. R-56, with respect to Parcel 1

Dear Councilor Ross:

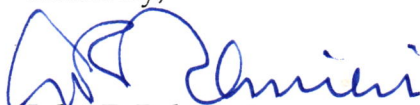
In accordance with the policies adopted by the BRA Board on December 21, 2004 with respect to proposed urban renewal actions of the BRA, I am hereby notifying the City Council that the BRA proposes to adopt minor modifications to the South End Urban Renewal Plan, Project No. Mass. R-56, with respect to Parcel 1.

The purpose of the proposed BRA action is to facilitate the Castle Square Tenants Organization and Winn Development LLC's (collectively the "Proponent") intent to undertake the rehabilitation of the Castle Square Apartments, consisting of 500 units of affordable family rental housing and approximately 19,744 square feet of commercial space located on Tremont Street. The rehabilitation will include site improvements, energy efficiency improvements to building envelopes and systems, unit upgrades, a community center, along with accessibility and common area improvements (the "Proposed Project").

I enclose a copy of the proposed minor modifications resolution. If you have any questions about this matter, please feel free to contact me or Brenda McKenzie, Director of Economic Development at 617-918-4424.

Thank you.

Sincerely,


John F. Palmieri
Director

cc (all with enclosures): Members, Boston City Council
 Brenda McKenzie
 Heather Campisano
 Michael Kineavy
 Amy Dwyer

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
REGARDING MINOR MODIFICATIONS TO THE SOUTH END URBAN
RENEWAL PLAN, PROJECT NO. MASS. R-56, WITH RESPECT TO PARCEL 1

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, was adopted by the Boston Redevelopment Authority (the "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, being herein referred to as the "Plan"); and

WHEREAS, Section 1201 of Chapter XII of the Plan, entitled "Modification," 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 1 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:

The subsection entitled "PARCEL 1" in Section 604 of the Plan shall be deleted in its entirety and the following new subsection entitled "PARCEL 1" shall be inserted in place thereof:

"PARCEL 1

The principal use of this parcel shall be housing to be constructed under the provisions and spirit of the National Housing Act and any present and future federal, state and local programs for housing low and moderate income families. It shall meet the dwelling unit distribution provided herein. Approximately 500 units of low and moderate income housing shall be provided and retail, restaurant,

community, commercial, and office uses are permitted at the ground level along Tremont Street.

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, East Berkeley Street (formerly 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 a community center, other community uses, parking, open space, and accessory and ancillary uses. Retail, restaurant, community, commercial, and office uses may be developed along the ground level along Tremont Street.

NUMBER, SIZE AND DISTRIBUTION OF UNITS

Approximately 500 units of low and moderate income rental or limited equity cooperative 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 low and moderate income 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 the top of the top parking level, excluding parapets and stair or mechanical penthouses).

SET-BACK

The minimum set-back along East Berkeley Street (formerly Dover Street) shall be thirteen and one-half (13.5) 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 development proposals, may require a minimum set-back at traffic intersections which set-back shall be defined as a triangle with sides of twenty (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 façade 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 parking for the low and moderate income housing and retail uses shall be 350 spaces which shall be located in Village Court, Castle Court, Emerald Court and adjacent public ways, and an additional 150 spaces which shall be located in a parking structure. Additional parking spaces for residential, 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 former 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 elevation of buildings and building specifications, plans and designs for signs shall be subject to design review and approval of the Boston Redevelopment Authority.

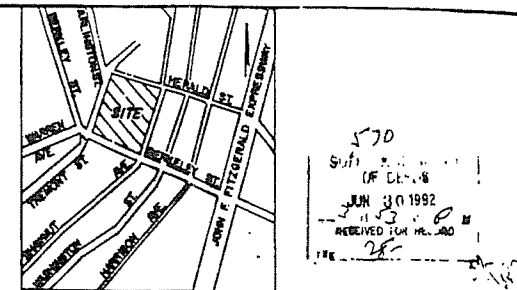
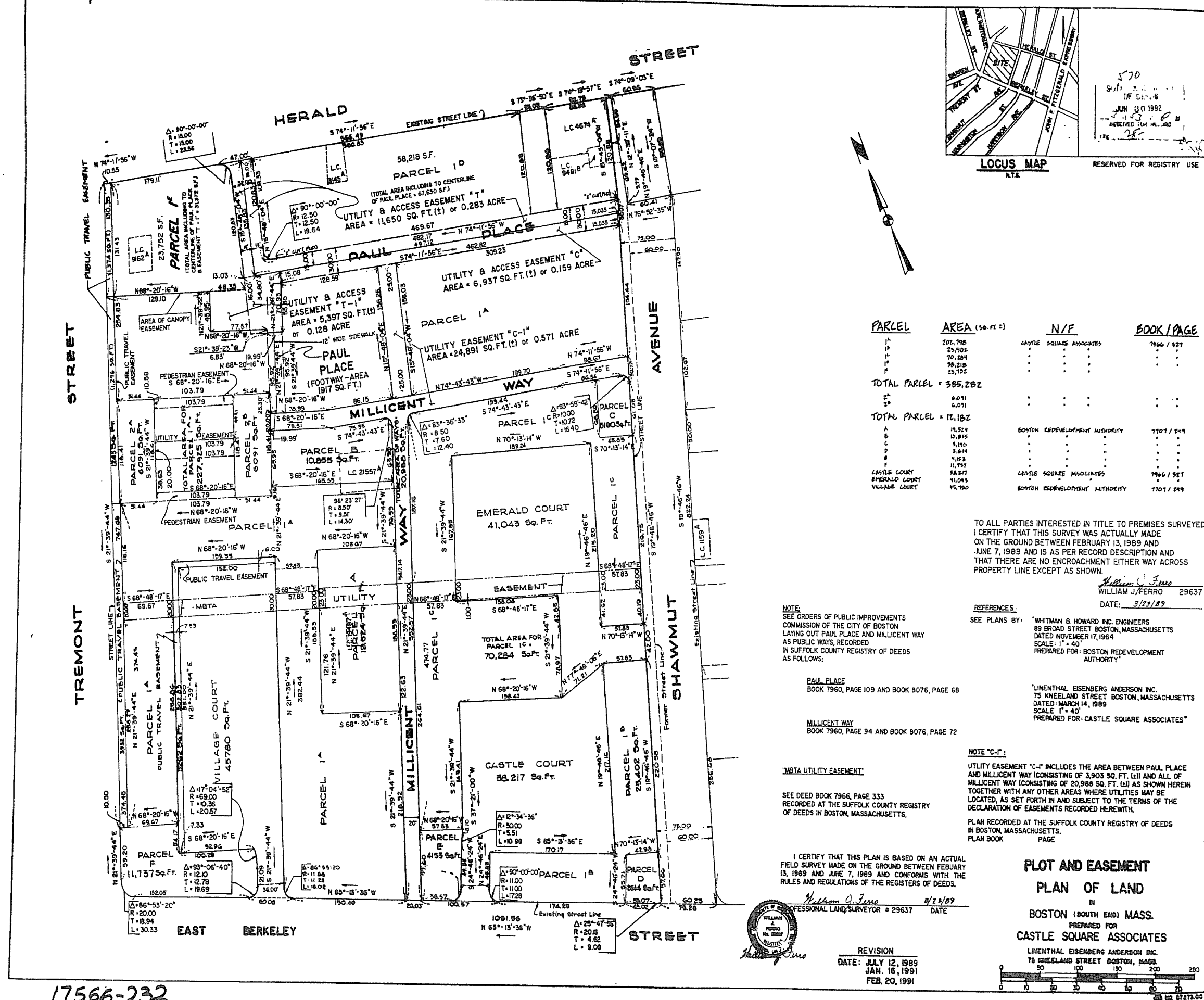
SUBDIVISION OF PARCEL 1

Parcel 1 has been subdivided into Parcels 1A, 1B, 1C, and 1D as shown on a plan of land entitled "Property Disposition Plan" prepared by Whitman & Howard Inc., Engineer dated November 17, 1964 (Revised December 2, 1964, March 10, 1965, April 29, 1965, May 13, 1965, June 24, 1965 and July 8, 1965) and recorded at the Suffolk Registry of Deeds at Book 7966, Page 327; and Parcel 1A has been further subdivided into a smaller Parcel 1A and Parcel 1E as shown on a plan entitled "Subdivision Plan of Land in Boston (South End) Mass." prepared by Linenthal Eisenberg Anderson, Inc. most recently revised September 20, 1989, and recorded at the Suffolk Registry of Deeds at Book 17566, Page 109.

These subdivisions are shown together on a plan entitled "Plot and Easement Plan of Land in Boston (South End) Mass." prepared by Linenthal Eisenberg Anderson, Inc. last revised February 20, 1991, and recorded at the Suffolk Registry of Deeds at Book 17566, Page 232."

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 modifications 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. The Director be, and hereby is, authorized 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 August 8, 1974, if applicable.



PARCEL	AREA (SQ. FT.)	N/F	BOOK/PAGE
1A	58,218	CASTLE SQUARE ASSOCIATES	7966 / 527
1B	23,792		
1C	11,737		
1D	11,737		
1E	11,737		
1F	11,737		
1G	11,737		
1H	11,737		
1I	11,737		
1J	11,737		
1K	11,737		
1L	11,737		
1M	11,737		
1N	11,737		
1O	11,737		
1P	11,737		
1Q	11,737		
1R	11,737		
1S	11,737		
1T	11,737		
1U	11,737		
1V	11,737		
1W	11,737		
1X	11,737		
1Y	11,737		
1Z	11,737		

TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED I CERTIFY THAT THIS SURVEY WAS ACTUALLY MADE ON THE GROUND BETWEEN FEBRUARY 13, 1989 AND JUNE 7, 1989 AND IS AS PER RECORD DESCRIPTION AND THAT THERE ARE NO ENCROACHMENT EITHER WAY ACROSS PROPERTY LINE EXCEPT AS SHOWN.

WILLIAM J. FERRO 29637
DATE: 3/23/89

NOTE:
SEE ORDERS OF PUBLIC IMPROVEMENTS COMMISSION OF THE CITY OF BOSTON LAYING OUT PAUL PLACE AND MILLICENT WAY AS PUBLIC WAYS, RECORDED IN SUFFOLK COUNTY REGISTRY OF DEEDS AS FOLLOWS:

PAUL PLACE
BOOK 7960, PAGE 109 AND BOOK 8076, PAGE 68

MILLICENT WAY
BOOK 7960, PAGE 94 AND BOOK 8076, PAGE 72

REFERENCES:
SEE PLANS BY:
WHITMAN & HOWARD INC. ENGINEERS
89 BROAD STREET BOSTON, MASSACHUSETTS
DATED NOVEMBER 17, 1964
SCALE: 1" = 40'
PREPARED FOR: BOSTON REDEVELOPMENT AUTHORITY

LINENTHAL EISENBERG ANDERSON INC.
75 KNEELAND STREET BOSTON, MASSACHUSETTS
DATED MARCH 14, 1989
SCALE: 1" = 40'
PREPARED FOR: CASTLE SQUARE ASSOCIATES

NOTE "C-I":
UTILITY EASEMENT "C-I" INCLUDES THE AREA BETWEEN PAUL PLACE AND MILLICENT WAY (CONSISTING OF 3,903 SQ. FT. (L)) AND ALL OF MILLICENT WAY (CONSISTING OF 20,988 SQ. FT. (L)) AS SHOWN HEREIN TOGETHER WITH ANY OTHER AREAS WHERE UTILITIES MAY BE LOCATED, AS SET FORTH IN AND SUBJECT TO THE TERMS OF THE DECLARATION OF EASEMENTS RECORDED HEREWITH.

PLAN RECORDED AT THE SUFFOLK COUNTY REGISTRY OF DEEDS IN BOSTON, MASSACHUSETTS.
PLAN BOOK PAGE

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY MADE ON THE GROUND BETWEEN FEBRUARY 13, 1989 AND JUNE 7, 1989 AND CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.



WILLIAM J. FERRO 29637
DATE: JULY 12, 1989
JAN. 16, 1991
FEB. 20, 1991

**PLOT AND EASEMENT
PLAN OF LAND**
IN
BOSTON (SOUTH END) MASS.
PREPARED FOR
CASTLE SQUARE ASSOCIATES
LINENTHAL EISENBERG ANDERSON INC.
75 KNEELAND STREET BOSTON, MASS.
SCALE: 1" = 40'
200 100 50 0

Boston Redevelopment Authority

Boston's Planning & Economic
Development Office

Thomas M. Menino, Mayor
Clarence J. Jones, Chairman
John F. Palmieri, Director

One City Hall Square
Boston, MA 02201-1007
Tel 617-722-4300
Fax 617-248-1937

April 14, 2009

The Honorable Michael Ross
President
Boston City Council
One City Hall Square
Boston, MA 02201

Re: Proposed Minor Modification to the South End Urban Renewal Plan

Dear Councilor Ross:

In accordance with the policies adopted by the BRA Board on December 21, 2004 with respect to proposed urban renewal actions of the BRA, I am hereby notifying the City Council that the BRA proposes to adopt a minor modification to the South End Urban Renewal Plan, located in the South End section of the City of Boston.

The purpose of the proposed BRA action is to facilitate the construction of a single family home with open space landscaped improvements located at 44 Bradford Street.

The BRA proposes to take action on this modification on May 14, 2009.

I enclose a copy of the proposed minor modification resolution. If you have any questions about this matter, please feel free to contact me or Brenda McKenzie, Director of Economic Development at 617-918-4424.

Thank you.

Sincerely,


John Palmieri
Director

cc: (all with enclosures):

Members, Boston City Council
Brenda McKenzie, BRA
Heather Campisano, BRA
Michael Kineavy, Office of the Mayor
Amy Dwyer, Office of the Mayor

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY REGARDING
MINOR MODIFICATIONS TO THE SOUTH END URBAN RENEWAL PLAN,
PROJECT NO. MASS. R-56, WITH RESPECT TO PARCEL RR-30

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56 (the "Plan"), was adopted by the Boston Redevelopment Authority (the "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, 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 RR-30 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 No. 3 of the Plan, "Reuse Parcels", incorporated by reference as an Exhibit to the Plan, is hereby ratified so that so-called Parcels RR-30A and RR-30B are identified as Parcel RR-30 and will be located at 44 Bradford.
 - (b) That Map No. 2 of the Plan, "Proposed Land Use," incorporated by reference as an Exhibit to the Plan, is hereby amended by designating the permitted land use for Parcel RR-30 as "Residential and Open Space".

- (c) That Chapter VI, "Land Use and Building Requirements and Other Controls", Section 602, Table A, "Land Use and Building Requirements", is hereby amended as follows:

(1) The requirements for Parcel RR-30 set forth in the row entitled "RR(1-32)" shall be deleted; and

(2) The following requirements with respect to Parcel RR-30 shall be inserted:

Reuse Parcel Number	Permitted Land Use	Minimum Set-Back (in feet)	Height (in ft.)	Max. Net Density	Min. Parking Ratio	Planning and Design Requirements
			min max			
RR-30	Residential & Open Space	AA	AA	AA	AA	B

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 modifications 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 August 8, 1974, if applicable.



Boston Redevelopment Authority

Boston's Planning & Economic
Development Office

Thomas M. Menino, *Mayor*
Clarence J. Jones, *Chairman*
Paul L. McCann, *Acting Director*

One City Hall Square
Boston, MA 02201-1007
Tel 617-722-4300
Fax 617-248-1937

June 15, 2007

VIA HAND DELIVERY

Hon. Maureen Feeney, President
Boston City Council
One City Hall Square
Boston, MA 02201

Re: Proposed Minor Modification to the South End Urban Renewal Plan

Dear Councilor Feeney:

In accordance with the policies adopted by the Boston Redevelopment Authority ("BRA") Board on December 21, 2004 with respect to proposed urban renewal actions of the BRA, I hereby notify the Boston City Council that the BRA proposes to adopt a minor modification to the South End Urban Renewal Plan, located in the South End section of the City of Boston.

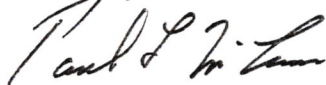
The purpose of the proposed BRA action is to facilitate improvements on Parcel SE-56, located at 10-12 Sussex Street, and Parcel SE-56A, located at 18 Sussex Street in the South End Urban Renewal Area, Project No. Mass. R-56. Dr. Ruediger Volk, owner of 8 Sussex Street, proposes to improve Parcel SE-56 as landscaped open space to be used by the residents at 8 Sussex Street. Mr. Matthew J. Bouras, owner of 68 Hammond Street, proposes to improve Parcel SE-56A as landscaped open space and parking for use by the residents at 68 Hammond Street.

The BRA proposes to take action on this modification of the South End Urban Renewal Plan at the BRA Board meeting on July 19, 2007.

A copy of the proposed minor modification resolution is attached hereto. If you have any questions regarding this proposed minor modification or related matters, please feel free to contact me or Tom Miller, Director of Economic Development at 918-4424.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul L. McCann". The signature is fluid and cursive, with the first name "Paul" being the most prominent.

Paul L. McCann
Acting Director

cc (all with enclosures):

Members, Boston City Council
Tom Miller, BRA
Heather Campisano, BRA
Michael Kineavy, Office of the Mayor
Amy Dwyer, Office of the Mayor

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
REGARDING MINOR MODIFICATION TO THE SOUTH END URBAN
RENEWAL PLAN, MASS. PROJECT R-56, WITH RESPECT TO THE
PARCELS SE-56 AND SE-56A

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, was adopted by the Boston Redevelopment Authority (the "Authority") on September 23, 1965 and approved by the City Council of the City of Boston on December 6, 1965 (said plan, as amended, being herein referred to as the "Plan"); and

WHEREAS, Section 1201 of Chapter XII of the Plan, entitled: "Modifications and Termination" provides that the Plan may be modified at any time by the 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, the modification must be consented to by the redeveloper or redevelopers of such part of 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; and

WHEREAS, it is the opinion of the Authority that the modifications hereinafter provided with respect to the properties located at 10-12 Sussex Street and 18 Sussex Street 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 shall be, and hereby is, amended as follows:

a. That Map 1 of the Plan, entitled "Property Map", is hereby amended by including 10-12 Sussex Street and 18 Sussex Street in the Plan and identifying 10-12 Sussex Street as Parcel SE-56 and identifying 18 Sussex Street as Parcels SE-56A.

b. That Map No. 3 of the Plan, entitled "Reuse Parcels", is hereby amended by including 10-12 Sussex Street and 18 Sussex Street in the Plan and identifying 10-12 Sussex Street as Parcel SE-56 and identifying 18 Sussex Street as Parcel SE-56A.

c. That Map No. 2 of the Plan, entitled "Proposed Land Use," is hereby amend by stating that the permitted land use for Parcel SE-56 as Open Space and stating that the permitted land use for Parcel SE-56A as Open Space and Parking.

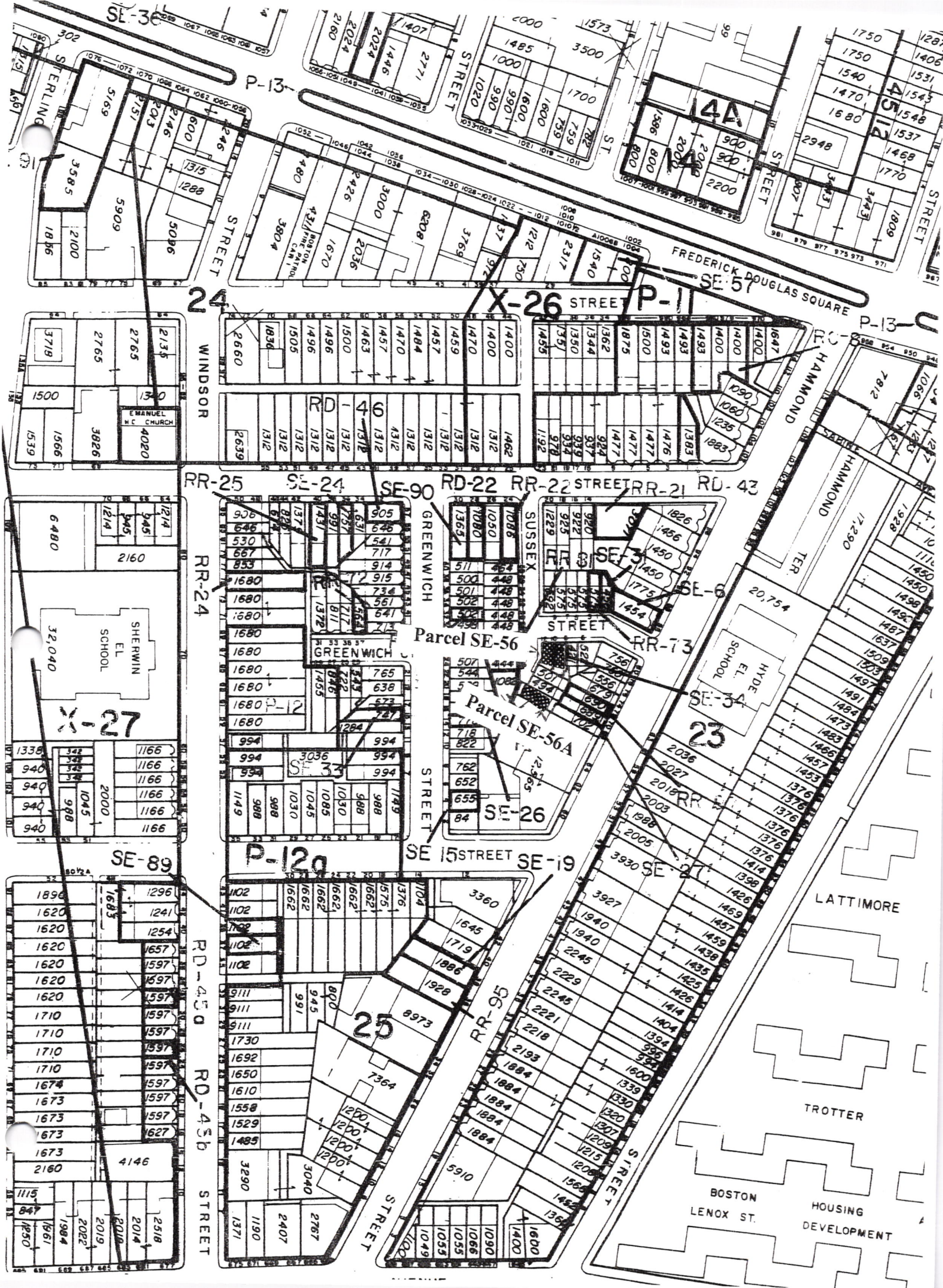
d. That Chapter VI, "Land Use an Building Requirements", Section 602, Table A, "Land Use and Building Requirements", is hereby amended by including Parcel SE-56 and stating that the permitted land use as Open Space and including Parcel SE-56A and stating that the permitted land use as Open Space and Parking and that the planning and design regulations be approved by the Authority.

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 modifications of the Plan, and any proposed improvements 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 August 8, 1974, if applicable.



Boston Redevelopment Authority

Boston's Planning & Economic
Development Office

Thomas M. Menino, *Mayor*
Clarence J. Jones, *Chairman*
Paul L. McCann, *Acting Director*

One City Hall Square
Boston, MA 02201-1007
Tel 617-722-4300
Fax 617-248-1937

March 23, 2007

Hon. Maureen Feeney, President
Boston City Council
One City Hall Square
Boston, MA 02201

Re: Proposed Minor Modification to the South End Urban Renewal Plan

Dear Councilor Feeney:

In accordance with the policies adopted by the BRA Board on December 21, 2004 with respect to proposed urban renewal actions of the BRA, I am hereby notifying the City Council that the BRA proposes to adopt a minor modification to the South End Urban Renewal Plan, located in the South End section of the City of Boston.

The purpose of the proposed BRA action is to facilitate the conversion and renovation of a portion of the first floor space at 35-36 West Newton Street into 2,990 square feet of retail/commercial space facing Washington Street with an outside seating area located at the side of the two existing buildings; renovation of the office space and one manager unit; system repairs to the twenty-seven affordable rental single room occupancy units for low-income elderly and individuals and landscaping improvements located on Parcel SE-105 at 35-36 West Newton Street and Parcel SE-121 at 1565 Washington Street.

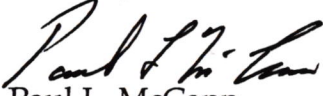
The BRA proposes to take action on this modification on April 24, 2007.

I enclose a copy of the proposed minor modification resolution. If you have any

questions about this matter, please feel free to contact me or Tom Miller, Director of Economic Development at 918-4424.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul L. McCann".

Paul L. McCann
Acting Director

cc: (all with enclosures):

Members, Boston City Council

Tom Miller, BRA

Heather Campisano, BRA

Michael Kineavy, Office of the Mayor

Amy Dwyer, Office of the Mayor

ATTACHMENT A

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
REGARDING MINOR MODIFICATIONS TO THE SOUTH END URBAN
RENEWAL PLAN, PROJECT NO. MASS. R-56, WITH RESPECT TO THE
CREATION OF PARCELS SE-105 AND SE-121

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56 (the "Plan"), was adopted by the Boston Redevelopment Authority (the "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, 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 Parcels SE-105 and SE-121 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 No. 1 of the Plan, "Property Map," is hereby amended by designating certain properties located at 35-36 West Newton Street and 1565 Washington Street to "Property to be Acquired" and identifying 35-36 West Newton Street as Parcel SE-105 and identifying 1565 Washington Street as Parcel SE-121.
 - b. That Map No. 3 of the Plan, "Reuse Parcels," is hereby amended by creating Parcel SE-105 to be located at 35-36 West Newton Street and by creating Parcel SE-121 to be located at 1565 Washington Street.

c. That Map No. 2 of the Plan, "Proposed Land Use," is hereby amended by designating the permitted land use for Parcel SE-105 as "Commercial/Retail/ Office, Residential and Open Space" and designating the permitted land use for Parcel SE-121 as "Open Space".

d. That Chapter VI, "Land Use an Building Requirements", Section 602, Table A, "Land Use and Building Requirements", is hereby amended by: inserting the following with respect to Parcel SE-105 and Parcel SE-121:

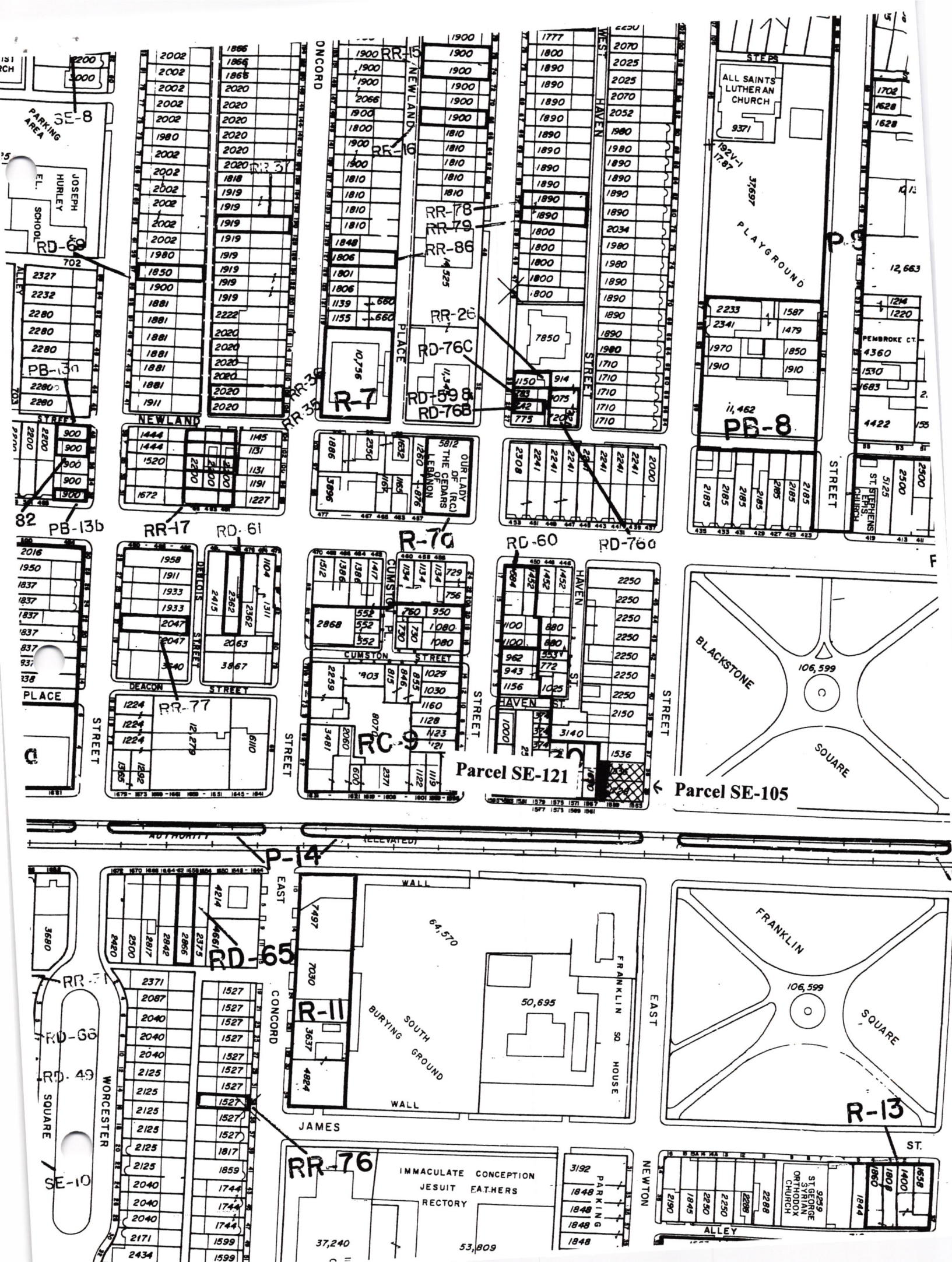
Reuse Parcel Number	Permitted Land Use	Minimum Set-Back (in ft.)	Height (in ft.)	Max. Net Density	Min. Parking Ratio	Planning and Design Requirements
			min. max.			
SE-105	Residential, Commercial, Retail, Office & Open Space	AA	AA	AA	AA	AA
SE-121	Open Space	NA	NA	NA	NA	AA

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 minor modifications 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 August 8, 1974.



Boston Redevelopment Authority

Boston's Planning & Economic
Development Office

Thomas M. Menino, *Mayor*
Clarence J. Jones, *Chairman*

One City Hall Square
Boston, MA 02201-1007
Tel 617-722-4300
Fax 617-248-1937

March 23, 2007

Hon. Maureen E. Feeney, President
Boston City Council
One City Hall Square
Boston, MA 02201

Re: Proposed Minor Modification to the South End Urban Renewal Plan

Dear Councilor Feeney:

In accordance with the policies adopted by the BRA Board on December 21, 2004 with respect to proposed urban renewal actions of the BRA, I am hereby notifying the City Council that the BRA proposes to adopt a minor modification to the South End Urban Renewal Plan, located in the South End section of the City of Boston.

The purpose of the proposed BRA action is to facilitate the development of Modern 2.0, a new 45,739 square foot, six-story building with a penthouse level to provide 37 residential condominium units of which seven (7) of the units will be designed as live/work units and will be sold with preference for BRA certified artists earning at or below 100% of the area median income, an art gallery, thirty (30) parking spaces and related open space improvements by Modern 2.0 LLC. The proposed Modern 2.0 Project will be located on a portion of Parcel RC-7 at 263-265 Northampton Street and contains approximately 8,437 square feet of land.

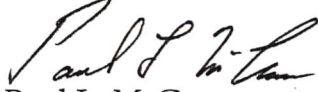
The BRA proposes to take action on this modification on April 24, 2007.

I enclose a copy of the proposed minor modification resolution. If you have any

questions about this matter, please feel free to contact me or Tom Miller, Director of Economic Development at 918-4424.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul L. McCann". The signature is fluid and cursive, with the first name "Paul" being the most prominent.

Paul L. McCann

Acting Director

cc: (all with enclosures):

Members, Boston City Council

Tom Miller, BRA

Heather Campisano, BRA

Michael Kineavy, Office of the Mayor

Amy Dwyer, Office of the Mayor

ATTACHMENT A

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
REGARDING MINOR MODIFICATIONS TO THE SOUTH END URBAN
RENEWAL PLAN, PROJECT NO. MASS. R-56, WITH RESPECT TO PARCEL
RC-7

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56 (the "Plan"), was adopted by the Boston Redevelopment Authority (the "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, 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 RC-7 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 shall be, and hereby is, amended as follows:
 - a. That Map 1 of the Plan, entitled "Property Map", is hereby amended by deleting properties located at 255-261 Northampton Street and 277-293 Northampton Street from Parcel RC-7 and Parcel RC-7 is now located at 263-265 Northampton Street.
 - b. That Map No. 3 of the Plan, "Reuse Parcels", is hereby amended by deleting properties located at 255-261 Northampton Street and 277-293 Northampton Street from Parcel RC-7 and Parcel RC-7 is now located at 263-265 Northampton Street.

c. That Map No. 2 of the Plan, "Proposed Land Use," is hereby amended by designating the permitted land use for Parcel RC-7 as "Residential, Art Gallery, Parking, and Open Space"

That Chapter VI, "Land Use and Building Requirements", Section 602, Table A, "Land Use and Building Requirements", is hereby amended by inserting the following with respect to Parcel RC-7:

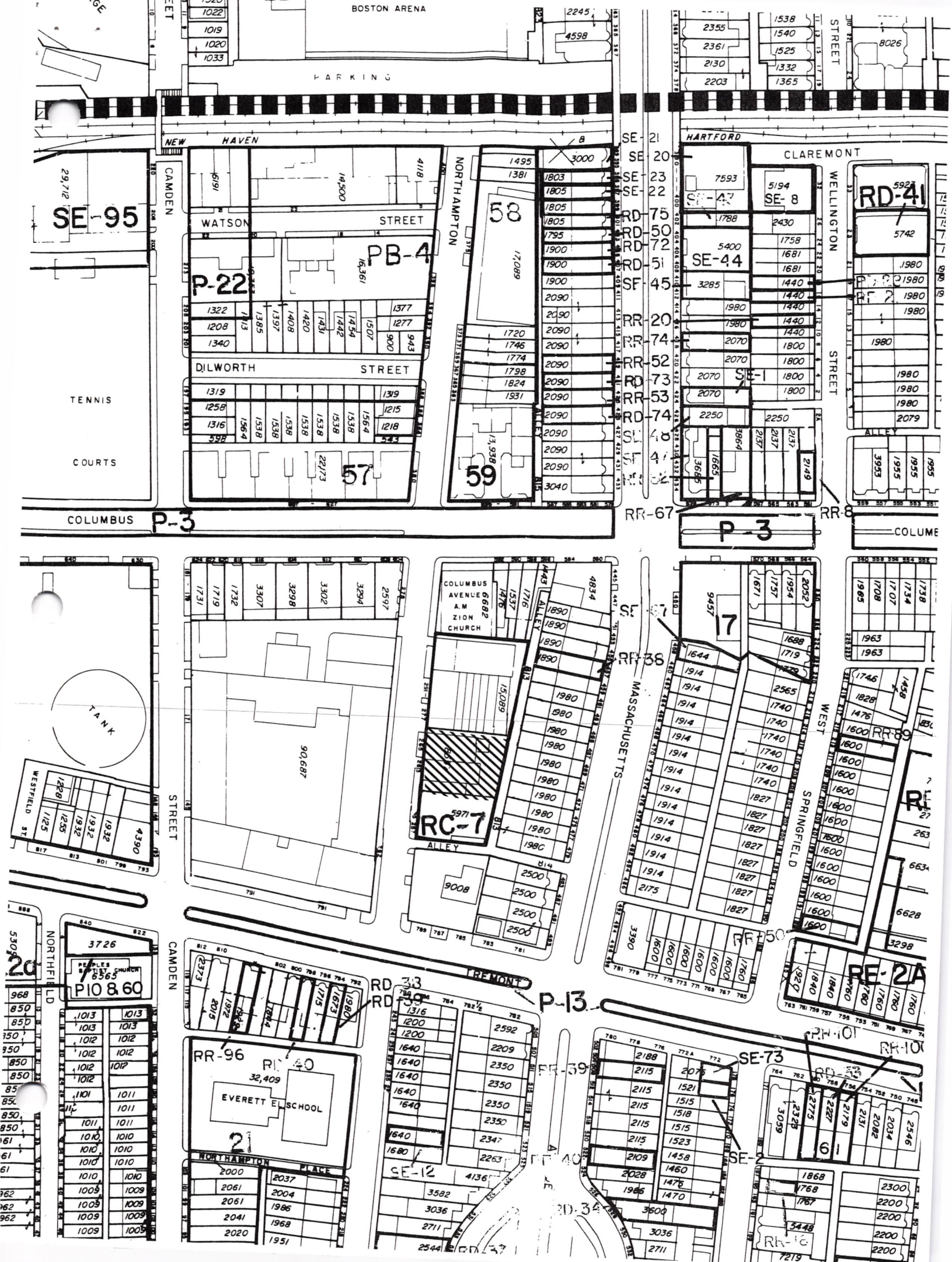
Reuse Parcel Number	Permitted Land Use	Minimum Set-Back (in feet)	Height (in ft.) min max	Max. Net Density	Min. Parking Ratio	Planning and Design Requirements
RC-7	Residential, Art Gallery, Parking & Open Space	AA	AA	AA	AA	AA

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 modifications 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 August 8, 1974, if applicable.



Boston Redevelopment Authority

Boston's Planning & Economic
Development Office

Thomas M. Menino, *Mayor*
Clarence J. Jones, *Chairman*
Mark Maloney, *Director*

One City Hall Square
Boston, MA 02201-1007
Tel 617-722-4300
Fax 617-248-1937

July 11, 2005

The Honorable Michael Flaherty
President
Boston City Council
One City Hall Square
Boston, MA 02201

Re: Proposed Minor Modification of the South End Urban Renewal Plan

Dear Councilor Flaherty:

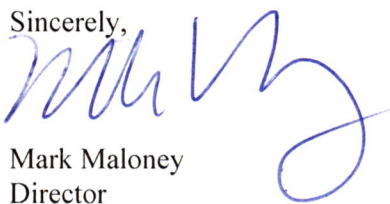
In accordance with the policies adopted by the Boston Redevelopment Authority ("BRA") Board on December 21, 2004 with respect to proposed urban renewal actions of the BRA, I am hereby notifying the Boston City Council that the BRA proposes to adopt a minor modification to the South End Urban Renewal Plan.

The purpose of the proposed BRA action is to facilitate the development of mixed-use structure to be located at 1938-1946 Washington Street, which five and six-story building will include approximately 33 residential units, commercial/retail space and underground parking. The BRA proposes to take action on this minor modification on August 11, 2005.

I enclose a copy of the proposed minor modification resolution. If you have any questions about this matter, please do not hesitate to contact Tom Miller, Director of Economic Development, at (617) 918-4424.

Thank you.

Sincerely,



Mark Maloney
Director

cc (all with enclosures):

Members, Boston City Council
Tom Miller, BRA
Jay Russo, BRA
Michael Kineavy, Office of the Mayor
Amy Dwyer, Office of the Mayor

AUGUST 11, 2005

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY REGARDING MINOR MODIFICATIONS TO THE SOUTH END URBAN RENEWAL PLAN, PROJECT NO. MASS. R-56, WITH RESPECT TO PARCELS 36a AND 36b

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56 (the "Plan"), was adopted by the Boston Redevelopment Authority (the "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, 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 Parcels 36a and 36b 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.

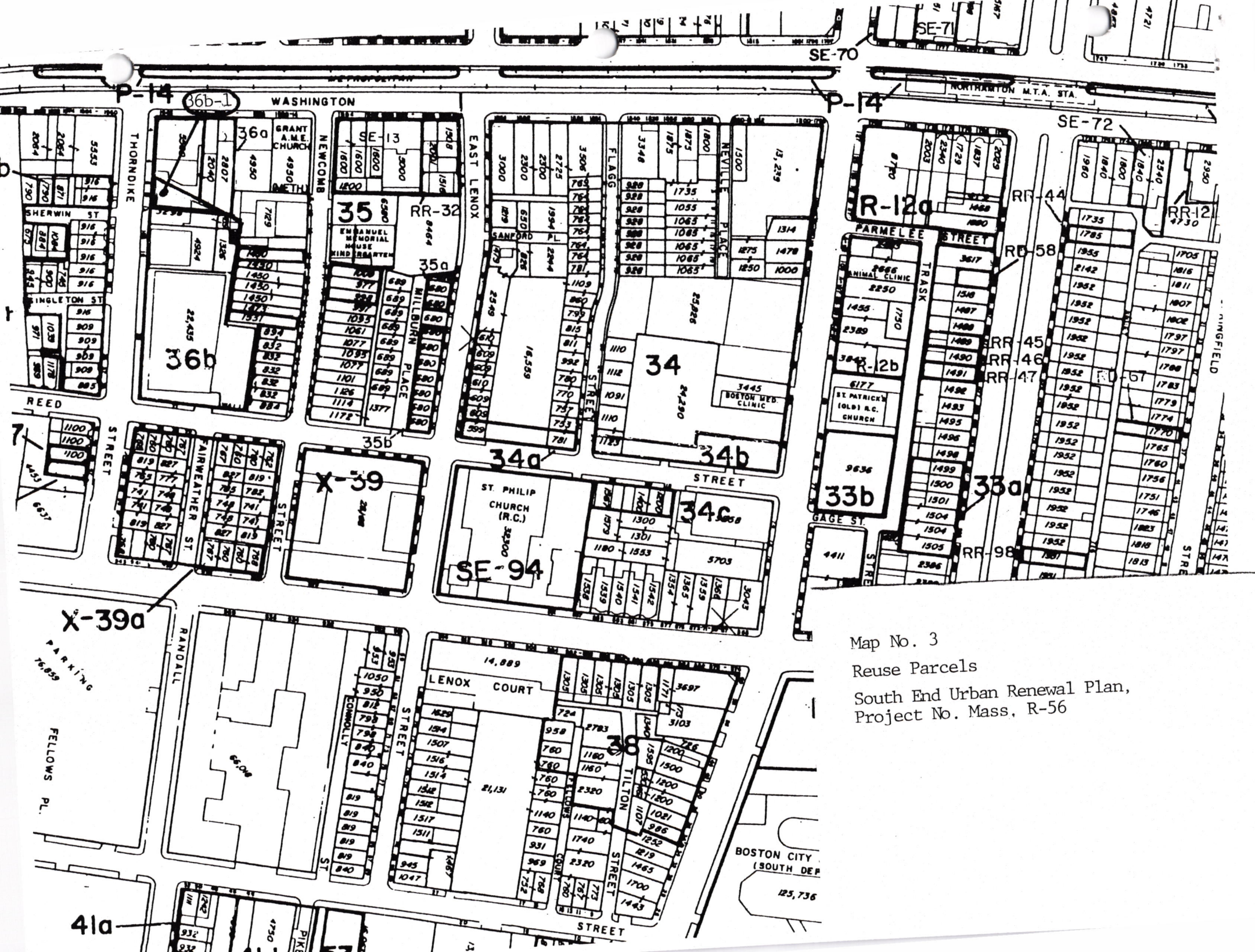
NOW, THEREFORE, be it resolved by the Authority as follows:

1. Pursuant to Section 1201 of Chapter XII of the Plan, that the Plan be, and hereby is, amended as follows:
 - (a) That Map No. 3 of the Plan, entitled "Reuse Parcels", incorporated by reference as an Exhibit to the Plan, is hereby amended by subdividing Parcel 36b to create Parcel 36b-1 as shown on the attached map;
 - (b) That Map No. 2 of the Plan, "Proposed Land Use," incorporated by reference as an Exhibit to the Plan, is hereby modified by designating the use of Parcel 36b-1 to be Residential, Commercial/ Retail, and Accessory Parking and Open Space;
 - (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 Parcels 36a and 36b-1:

Reuse Parcel Number	Permitted Land Use	Min. Set Back	Height In Ft. Min.	Height In Ft. Max	Max. Net Density	Min. Parking Ratio	Planning and Design Requirements
36a	Residential, Commercial/ Retail, and Accessory Parking and Open Space	AA	AA	AA	AA	AA	B

36b-1	Residential, Commercial/ Retail, and Accessory Parking and Open Space	AA	AA	AA	AA	AA	B
-------	---	----	----	----	----	----	---

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 the 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 August 1974, if applicable.



Boston Redevelopment Authority

Boston's Planning & Economic
Development Office

Thomas M. Menino, *Mayor*
Clarence J. Jones, *Chairman*
Mark Maloney, *Director*

One City Hall Square
Boston, MA 02201-1007
Tel 617-722-4300
Fax 617-248-1937

July 11, 2005

Hon. Michael Flaherty, President
Boston City Council
One City Hall Square
Boston, MA 02201

Re: Proposed Minor Modification to the South End Urban Renewal Plan

Dear Councilor Flaherty:

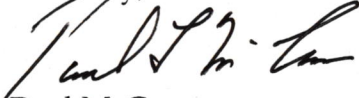
In accordance with the policies adopted by the BRA Board on December 21, 2004 with respect to proposed urban renewal actions of the BRA, I am hereby notifying the City Council that the BRA proposes to adopt a minor modification to the South End Urban Renewal Plan, located in the South End section of the City of Boston.

The purpose of the proposed BRA action is to facilitate the development Interseminarian Project Place, a non-profit organization, of the Gatehouse Project to be located at 1143-1149 Washington Street and 83 East Berkeley Street in the South End neighborhood of Boston, a six-story mixed-use building with retail, office space and fourteen affordable efficiency units. The BRA proposes to take action on this modification on August 11, 2005.

I enclose a copy of the proposed minor modification resolution. If you have any questions about this matter, please feel free to contact me or Tom Miller, Director of Economic Development at 918-4424.

Thank you.

Sincerely,



Paul McCann

Executive Assistant to the Director

cc (all with enclosures):

Members, Boston City Council
Tom Miller, BRA
Jay Russo, BRA
Michael Kineavy, Office of the Mayor
Amy Dwyer, Office of the Mayor

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
REGARDING MINOR MODIFICATION TO THE SOUTH END URBAN
RENEWAL PLAN, PROJECT NO. MASS. R-56, WITH RESPECT TO
PARCEL P-17.

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, was adopted by the Boston Redevelopment Authority (the "Authority") on September 23, 1965 and approved by the City Council of the City of Boston on December 6, 1965 (said plan, as amended, 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 P-17 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 proposed amendments to the Plan are necessary to effectuate the redevelopment of certain properties located at 1143-1149 Washington Street and 83 East Berkeley Street in the South End neighborhood of Boston; 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 No. 3 of the Plan, "Reuse Parcels", incorporated by reference as an Exhibit to the Plan, is hereby modified by:

- removing 1143-1149 Washington Street and 83 East Berkeley Street from Parcel P-17 and creating Parcel SE-88 to include 1143-1149 Washington Street and 83 East Berkeley Street.

(b) That Map No. 1 of the Plan, "Property Map," incorporated by reference as an Exhibit to the Plan, is hereby amended by:

changing from the designation "Property Acquired For Public Facilities" to the designation "Property Acquired for Clearance and Redevelopment", for Parcel SE-88.

(c) That Map No. 2 of the Plan, "Proposed Land Use," incorporated by reference as an Exhibit to the Plan, is hereby amended by:

changing the permitted land use from Open Space/Playground to the following land use designation for Parcel SE-88 "Residential, Commercial, Retail, Office, and Open Space".

(d) That Chapter VI, "Land Use and Building Requirements", Section 602, Table A, "Land Use and Building Requirements", is hereby amended by inserting the following with respect to Parcel SE-88:

Reuse Parcel Number	Permitted Land Use	Minimum Set-Back (in feet)	Height (in ft.)	Max. Net Density	Min. Parking Ratio	Planning and Design Requirements
			min max			
SE-88	Residential, Commercial, Retail, Office & Open Space	AA	AA	AA	AA	AA

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 that these minor modifications of the Plan 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 August 8, 1974.



Boston Redevelopment Authority

Boston's Planning & Economic
Development Office

Thomas M. Menino, *Mayor*
Clarence J. Jones, *Chairman*
Mark Maloney, *Director*

One City Hall Square
Boston, MA 02201-1007
Tel 617-722-4300
Fax 617-248-1937

March 2, 2005

The Honorable Michael Flaherty
President
Boston City Council
One City Hall Square
Boston, MA 02201

Re: Proposed Minor Modification of the South End Urban Renewal Plan

Dear Councilor Flaherty:

In accordance with the policies adopted by the Boston Redevelopment Authority ("BRA") Board on December 21, 2004, with respect to proposed urban renewal actions of the BRA, I am hereby notifying the Boston City Council that the BRA proposes to adopt a minor modification to the South End Urban Renewal Plan.

The purpose of the proposed BRA action is to facilitate the development of a sanctuary structure to be located at 18-24 Reed Street, which four-story building will include a sanctuary, classrooms and offices with enclosed parking. The BRA proposes to take action on this minor modification on April 7, 2005.

I enclose a copy of the proposed minor modification resolution. If you have any questions about this matter, please do not hesitate to contact Tom Miller, Director of Economic Development, at (617) 918-4424.

Thank you.

Sincerely,



Mark Maloney

cc (all with enclosures):

Members, Boston City Council
Tom Miller, BRA
Jay Russo, BRA
Michael Kineavy, Office of the Mayor
Amy Dwyer, Office of the Mayor

APRIL 7, 2005

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY REGARDING MINOR MODIFICATIONS TO THE SOUTH END URBAN RENEWAL PLAN, PROJECT NO. MASS. R-56, WITH RESPECT TO THE CREATION OF PARCEL 34C.

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56 (the "Plan"), was adopted by the Boston Redevelopment Authority (the "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, 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 34C 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 of Chapter XII of the Plan, that the Plan be, and hereby is, amended as follows:
 - (a) That Map No. 3 of the Plan, entitled "Reuse Parcels", incorporated by reference as an Exhibit to the Plan, is hereby amended by creating Parcel 34C as shown on the attached map;
 - (b) That Map No. 2 of the Plan, "Proposed Land Use," incorporated by reference as an exhibit to the Plan, is hereby modified by changing Parcel 34C to the designation Institutional.
 - (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 Parcels 34C:

Reuse Parcel Number	Permitted Land Use	Min. Set Back	Height In Ft. Min.	Height In Ft. Max	Max. Net Density	Min. Parking Ratio	Planning and Design Requirements
34C	Institutional	AA	AA	AA	AA	AA	B

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 the Massachusetts Environmental Policy Act 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 August 1974, if applicable.

Boston Redevelopment Authority

Boston's Planning & Economic
Development Office

Thomas M. Menino, *Mayor*
Clarence J. Jones, *Chairman*
Mark Maloney, *Director*

One City Hall Square
Boston, MA 02201-1007
Tel 617-722-4300
Fax 617-248-1937

January 25, 2005

The Honorable Michael Flaherty
President
Boston City Council
One City Hall Square
Boston, MA 02201

Re: Proposed Minor Modification of South End Urban Renewal Plan

Dear Councilor Flaherty:

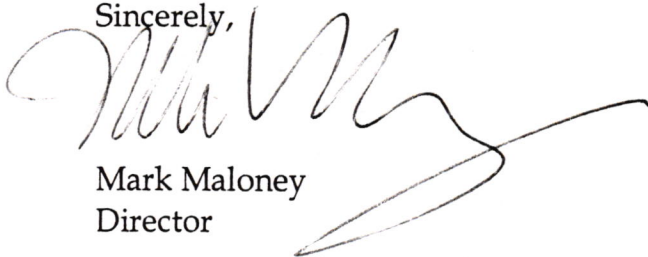
In accordance with the policies adopted by the Boston Redevelopment Authority ("BRA") Board on December 21, 2004, with respect to proposed urban renewal actions of the BRA, I am hereby notifying the Boston City Council that the BRA proposes to adopt a minor modification to the South End Urban Renewal Plan.

The purpose of the proposed BRA action is to facilitate the development of an office structure to be located at 47 Thorndike Street, which structure will comprise of a three-story, 6,600 square foot office building. The BRA proposes to take action on this minor modification on February 24, 2005.

I enclose a copy of the proposed minor modification resolution. If you have any questions about this matter, please do not hesitate to contact Tom Miller, Director of Economic Development, at (617) 918-4424.

Thank you.

Sincerely,



Mark Maloney
Director

cc (all with enclosures):

Members, Boston City Council
Tom Miller, BRA
Jay Russo, BRA
Michael Kineavy, Office of the Mayor
Amy Dwyer, Office of the Mayor

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY REGARDING
MINOR MODIFICATIONS TO THE SOUTH END URBAN RENEWAL PLAN,
PROJECT NO. MASS. R-56, WITH RESPECT TO PARCEL RR-118.

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56 (the "Plan"), was adopted by the Boston Redevelopment Authority (the "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, 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 RR-118 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 No. 3 of the Plan, entitled "Reuse Parcels", incorporated by reference as an exhibit to the Plan, is hereby amended by creating Parcel RR-118 as shown on the attached map;
 - (b) That Map No. 2 of the Plan, entitled "Proposed Land Use," incorporated by reference as an exhibit to the Plan, is hereby amended to identify the permitted land use for Parcel RR-118 as Office Space, Multi-Function Room, and Open Space Use;
 - (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 RR-118:

Reuse Parcel Number	Permitted Land Use	Min. Set Back	Height In Ft. Min.	Height In Ft. Max.	Max. Net Density	Min. Parking Ratio	Planning and Design Requirements
RR-118	Office Space, Multi-Function Room and Open Space Use	AA	AA	AA	AA	AA	B

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 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 August 1974, if applicable.

Map 3 - Reuse Parcels - South End Urban Renewal Plan

