

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PETER MEADE, DIRECTOR

FROM: HEATHER CAMPISANO, DEPUTY DIRECTOR FOR DEVELOPMENT
REVIEW
KEVIN MORRISON, GENERAL COUNSEL
CASEY HINES, PROJECT MANAGER

SUBJECT: SOUTH END URBAN RENEWAL AREA, PARCELS PB 15 AND 45;
NORTHAMPTON STREET CAMPUS

SUMMARY: This Memorandum requests that the Boston Redevelopment Authority (the "Authority") approve and adopt certain Minor Modifications to the South End Urban Renewal Plan with respect to Parcel PB 15 and Parcel 45.

PROJECT SITE

Parcel PB 15 and Parcel 45, the former location of the Boston City Hospital Nursing School Campus, comprise approximately 3.3 acres and are bound by Massachusetts Avenue on the north side, Albany Street on the east side, Northampton Street on the south side, and Harrison Avenue on the west side. Parcel PB 15 and Parcel 45 were originally developed by the City of Boston, with residential towers at 35 Northampton Street and 860 Harrison Avenue, the Miranda Creamer office building, commercial office/retail space on Massachusetts Avenue, a fitness center, an approximately 539-space garage, and ancillary facilities. Upon the merger of Boston City Hospital and University Hospital, the Boston Public Health Commission became the owner of the Campus. The buildings on the Campus have not been rehabilitated since their original construction over forty (40) years ago, and are in significant need of repair. BPHC selected Trinity Northampton Limited Partnership, an affiliate of Trinity Financial, Inc., to serve as redeveloper of the residential components of the Campus. The Authority has approved the first phase of the redevelopment, the rehabilitation of the 29-story residential tower at 35 Northampton Street and office space at 860 Harrison Ave, pursuant to M.G.L. Chapter 121A and Article 80 of the Boston Zoning Code.

MODIFICATIONS TO SOUTH END URBAN RENEWAL PLAN

In the course of study for the redevelopment efforts, it was determined that the provisions of the South End Urban Renewal Plan (the "Plan") as applicable to Parcel PB

15 and Parcel 45 are inconsistent with the improvements constructed by the City over forty (40) years ago, and do not accommodate the redevelopment plans for the future revitalization of this important BPHC property. Additionally, the boundaries of Albany Street have been realigned to accommodate modern traffic patterns, and a portion of the former public way is available for inclusion in the redevelopment efforts. Accordingly, the minor modifications requested below confirm the consistency of the existing improvements and revitalization efforts for this site with the South End Urban Renewal Plan, and incorporate into Parcel PB 15 and Parcel 45 the space made available through the realignment of Albany Street, subject to appropriate action by the Public Improvements Commission.

Section 1201 of the Plan provides that minor modifications may be made at any time by the Authority when such modifications are found to be, in the reasonable opinion of the BRA, minor, and not substantial or material alterations of the Plan. In the opinion of the General Counsel, such proposed modifications are minor and do not substantially or materially alter or change the Plan. The staff has determined 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 practical and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment. This modification may, therefore, be effected by vote of the Authority pursuant to Section 1201 of the Plan.

It is therefore recommended that the Authority adopt the attached Resolution modifying the Plan as set forth therein.

RECOMMENDATION

Based on the foregoing, it is recommended that the Authority vote to adopt the attached Resolution modifying the Plan as set forth therein.

An appropriate vote follows:

VOTED: That the Boston Redevelopment Authority (the "Authority") adopts the Resolution entitled:

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