## UNBON REOIAL PLAN

### TABLE OF CONTENTS

1. **TABLE OF CONTENTS**
2. **DESCRIPTION OF PROJECT**
   a. **Boundaries of Project Area**
   b. **Types of Proposed Redevelopment Action**
3. **UNBON REOIAL PLAN (Land Use Plan)**
   a. **Land Use Map**
   b. **Land Use Regulations & Building Requirements**
5. **Additional Regulations & Controls**
   1. **Water of Dwelling Units**
   2. **Floor Area Ratio**
   3. **Land Coverage**
   4. **Floor Area of Residential Structures**
   5. **Setback**
   6. **Parking**
   7. **Off-Streer Parking**
   8. **Vehicular & Pedestrian Circulation**
   9. **Open Space**
   10. **Landscaping & Screening**
   11. **Signs**
   12. **Maintenance**
IV. PROJECT PROPOSALS

A. Land Acquisition
   1. Identification of Real Property to be Acquired
   2. Properties Not Designated for Acquisition
   3. Conditions under which properties to be acquired may be exempted

B. Conservation & Reconditioning

C. Redeveloper's Obligations
   1. Commencement & Completion of Improvements
   2. Disposition of Property by Redeveloper
   3. Racial Restrictions
   4. Preference to Displaced Persons

D. Project Execution

V. RELOCATION PLAN

VI. PROCEDURES FOR CHANGES IN APPROVED PLAN
II. DESCRIPTION OF PROJECT

A. Boundaries of Project Area

The Project Area is located at the southeast corner of the intersection of Western Avenue and North Harvard Street in the Allston section of Boston, Massachusetts. The boundary of the Project Area is as follows:

Beginning at the intersection of the southeast corner of Western Avenue with the northerly sideline of North Harvard Street;

Thence running in a southeasterly direction across North Harvard Street by the easterly extended sideline of South Street and by the north sideline of South Street to a point in the north sideline of South Street which is in the intersection of a line from the easterly corner of land now or formerly of the new English Depot Library extended through the intersection of the south line of that portion of South Street running in a northerly direction and the south portion of South Street running in a southeastern direction;

Thence turning and running in a southerly direction by the easterly extended line across South Street to a point which is the northern corner of said land now or formerly of the President and Fellows of Harvard College;

Thence turning and running in a southeasterly direction by the western boundary line of said land now or formerly of the President and Fellows of Harvard College to a point which is the northern corner of said land now or formerly of the Massachusetts Bay Teligation, Inc.;

Thence turning and running in a southeasterly direction by the northwestern property line of said land now or formerly of the President and Fellows of Harvard College to a point which is the northwesterly corner of said land now or formerly of the new English Depot Library located at 157 Western Avenue;

Thence turning and running in a southerly direction by the westerly property line of said land now or formerly new English Depot Library and at said line extended to the western sideline of Western Avenue;

Thence turning and running in a westerly direction by the southerly sideline of Western Avenue to a point which is the intersection of said westerly sideline of Western Avenue with the northerly sideline of North Harvard Street;

Thence turning and running in a northerly direction by the northerly sideline of North Harvard Street to the point of beginning.

B. Types of Proposed Re-development Action

The Project will include the remobility of land, the demolition of nine apartment structures, the clearance of all structures, the improvement of the site, and the disposition and re-development of the disposal parcel.
XII. URBAH REFURAL PLAN (Land Use Plan)

A. Land Use Map

The proposed land use, thoroughfare, and disposition plans are shown on the Land Use and Disposition Maps.

B. Land Use Provisions and Building Requirements

1. Parcel 1

a. Permitted Use

The use shall be residential. The following accessory uses, to serve the residents of the Project Area, shall be permitted:

1) parking on the ground or in a garage structure(s);
2) indoor and outdoor recreation facilities;
3) pedestrian and vehicular circulation.

b. Additional Regulations and Controls

1) Number of Dwelling Units

The minimum number of dwelling units on the site shall be 120 and the maximum number shall be 200. In the event that, in the view of the design of the proposed building(s), the minimum number of dwelling units is impractical or impractical by any reason impractical of construction, the Authority may authorize an increase in the maximum number of dwelling units to the extent of ten percent (10%) of such number provided that the requirements of subsection (1) through (11) below are met. A "dwelling unit" is a room or group of rooms intended for occupancy as living quarters with cooking facilities and bathroom facilities included only for the occupants and with a separate entrance from the ground or from a common hallway.

2) Floor Area Ratio

The ratio of gross floor space in all structures to the gross land area of the disposal

North Harvard Project / 1-213
(3) Land Coverage

The maximum ground coverage of all buildings including parking garages shall not exceed 20 percent of the parcel area. Landscaped parking garages shall not be included in computing the ground coverage.

(4) Placement of Residential Structure

The facade of the structure facing the westerly sideline of North Harvard Street shall lie northeast-southwest, at an angle of from thirty to sixty degrees off north. The interior of every dwelling unit shall receive sunlight for one-half hour or more at the winter solstice.

(5) Setback

Structures other than parking garages not over ten feet (10') in height shall be set back not less than fifty feet (50') from the northerly sideline of Western Avenue and thirty feet (30') from the easterly sideline of North Harvard Street. Parking structures not over ten feet in height shall be set back at least ten feet (10') from said sideline of Western Avenue.

(6) Parking

On-site car parking spaces shall be provided for residents and their visitors in the ratio of thirteen (13) parking spaces for every ten (10) dwelling units or fraction thereof. At least one (1) but not more than three (3) of the required thirteen (13) spaces for each ten (10) dwelling units shall be located not in excess of one hundred (100) feet from the principal access to the site and shall be designated...
nated by means of a directional sign for
visitors parking.

There shall be three hundred and twenty-five (225) square feet of parking area,
including circulation aisles, for each
automobile space required. If a parking
aisle is also used for general circula-
tion on the site, the minimum width shall
be not less than thirty-five (35) feet.

Not less than fifty percent (50%) of all
parking spaces, excluding visitor-parking
spaces, shall be under cover, under car-ports(s), in garage structure(s), or in
the residential structure(s). All park-
ing areas, loading berths, and drives
shall be paved with a water repellent,
dust-free bituminous surface, and shall
be properly drained.

(7) Off-street Loading
Not less than one (1) off-street loading berth
shall be provided for every hundred (100)
dwelling units, based on the total number of
dwelling units calculated to the nearest hun-
dred. The berth(s) shall be at least twelve
(12) feet wide, thirty-five (35) feet long,
and fourteen (14) feet in clear height. The
berth(s) shall either be located within the
residential structure or shall consist of a
covered deck which is screened from obstruc-
tion areas by means of a hedge or fence not less
than six (6) feet high. Each truck loading
berth shall have access aisles and maneuvering
space not less than thirty-five (35) feet in
width.

North Harvard Project / R-213.
Vehicular and Pedestrian Circulation

There shall be one main driveway to the site from North Harvard Street, at least 300 feet northeast of the intersection with Western Avenue. This main driveway shall be not more than 28 feet wide and shall lead to the main entrance of the residential structure. Where temporary passenger loading spaces for cars shall be provided at the ratio of one passenger loading space for every fifty (50) dwelling units. There may be one additional access point for vehicles to North Harvard Street, at least 300 feet from the intersection with Western Avenue and not more than 28 feet wide. The on-site walkways for pedestrians shall connect the entrance(s) of the residential structure to the sidewalk on North Harvard Street. Walkways shall be not less than three (3) feet wide. Walkways shall connect outdoor recreation areas, parking areas, etc., with the entrance to the residential structure. No walkways or driveways shall lead to Western Avenue; and there shall be no access from Western Avenue to the site. All walkways and driveways shall be paved or otherwise treated to control dirt or dust; and they shall have a shoulder or planting strip to facilitate snow

Open Space

Ground area developed and maintained for outdoor use and enjoyment shall be provided as a minimum at a ratio of 300 square feet per dwelling unit. Such area may include the roof of parking structures not over ten feet (10') high provided that such area is not used for

North Harvard Project / R.213
(10) Landscaping and Screening

All open area not occupied by structures or other improvements shall be planted with grass, shrubs, or trees. At least six (6) shade trees of not less than eight inches diameter shall be planted on the site. A planting strip at least ten feet (10') wide and consisting of trees and/or shrubs shall extend along the entire length of the site on Western Avenue.

In addition, the site shall be screened from Western Avenue by means of a continuous fence, hedge, earth berm, wall or wall enclosing a parking area at least six feet (6') in height. All open parking area shall be landscaped.

(11) Signs

Signs within the Project area shall be limited to those identifying the principal use and to directional signs. There may be only one sign identifying the principal use. It shall have a maximum area of twenty (20) square feet; and it shall be visible from North Harvard Street. Directional signs shall not exceed three (3) square feet in area. In addition, during the construction of improvements permitted on the redeveloper on the site there may be a real estate sign. No sign shall be animated or flashing; and, with the exception of the real estate sign, no sign shall be located above the first floor level of any structure.

(12) Maintenance

The original construction and appearance of

North Harvard Project / R-21
land, buildings, and other improvements in the Project area shall be maintained in good repair and in clean and sanitary condition. Landscaped areas shall be maintained in planting. Refuse and garbage disposal facilities shall be enclosed within the permitted structure in a location on or near the loading berths but in no case be so as to interfere with normal and convenient use of dwelling units or other permitted uses.

(23) Conformance with City Ordinances
New construction and the continued use and maintenance of property shall conform to the building, zoning and housing codes and any other applicable codes and ordinances of the City of Boston, provided, however, that specific variances may be granted by the Boston Redevelopment Authority under the provisions of Chapter 121A as amended by the Acts of 1960, Chapter 612.

(24) Redevelopment Proposal Governing Development Upon Disposition
A "Redevelopment Proposal" for which the requirements are set forth below, and which shall be based upon the Redevelopment Plan, shall govern the specific use and development of any part of the Project area at the time of and subsequent to its disposition by the Redevelopment Authority.

(2) Content of Redevelopment Proposal
The Redevelopment Proposal shall consist of text and accompanying maps sufficient to describe the specific manner in which the parcel will be redeveloped. It shall include but not necessarily be limited to

North Harvard Project / L-213
the following information:

- Land Development Specifications
  - Land use
  - Lot dwelling densities
  - Number, distribution and design of dwelling unit types
  - Lot coverage and floor area ratios
  - Off-street loading and parking ratios

- Proposed Building Plans
  - Exterior elevations and interior floor plans of buildings and dwelling units
  - Preliminary specifications for building construction types and exterior building materials
  - The details, size of all non-residential floor space.

- Proposed Plot Plan
  - The exact site location of each building with setbacks, targeted, rear, and court dimensions
  - The exact site locations of all other above-ground improvements, including walls, drives, fences, proposed landscaping, planting, screening, and grading.

- Proposed Site Improvements Plan
  - The proposed surface drainage system
  - A description of sub-surface construction and underground utility installations and modifications

- Estimated Development Costs and Schedules
  - The proposed sales price or rental schedules for all dwellings and other building costs
  - An analysis of anticipated development financing, operation, and management costs
  - A statement of project development and site plans and schedules.

2. Review of Redevelopment Proposals
   In its evaluation and approval of any Redevelopment Proposal, the Boston Redevelopment Authority shall give consideration to the extent in and degree to which the layout, design, and specifications set forth in the Redevelopment Proposal achieve the following objectives:

North Harvard Project / R-213
To implement the Redevelopment Plan

To carry out the purposes of the Housing Authority Law, Section 121, with particular reference to the prevention of sub-standard conditions in the area.

To promote the sound physical development of the City of Boston and to encourage development that will fit in harmonically with the long-range plans for the indicated conditions.

To create well-planned and aesthetically pleasing new development; and to encourage the maximum investment in land and improvements consonant with sound planning and with environmental conditions which will continue to be suitable for the life-time of the development.

C. Duration of Contract, Effective Date and Renewal Provisions

The provisions and requirements established under B-2 above shall be maintained and in effect for a period of forty (40) years from the date of the original approval of the Urban Renewal plan by the Boston City Council.

XII. PROJECT PROPOSALS

A. Land Acquisition

1. Identification of Real Property to be Acquired

All property within the Project Area, as shown in Land Acquisition Map with the exception of the public right-of-way of North Harvard Street and Western Avenue, shall be acquired by the Boston Redevelopment Authority for clearance and redevelopment. All structures on the land acquired shall be destroyed by the Boston Redevelopment Authority. No property will be acquired for public facilities or for conservation or recondemnation.

B. Properties not Designated for Acquisition

Not applicable.

C. Conditions Under Which Properties to be Acquired May be Exempted

Not applicable.

D. Conservation and Recondemnation

Not applicable.

North Harvard Project / R-213
D. Redeveloper's Obligations

1. The building of all improvements contained in the approved Redevelopment Proposal shall be commenced within 60 days of the date of conveyance and completed within eighteen months of the date of commencement.

2. Disposition of Property by Redeveloper
   The redeveloper may not dispose of all or any part of his interests within the Project Area prior to the full completion of all improvements required by the Urban Renewal Plan and the Redevelopment Proposal without the written consent of the Boston Redevelopment Authority, which consent will not be granted except under circumstances that will prevent speculation and protect the interests of the City of Boston.

3. Racial Restrictions
   At no time shall the acquisition, use, lease, disposal, or conveyance of land or improvements within the Project Area be denied, restricted, or abridged on the basis of race, creed, color, or sex.

4. Preference to Displaced Families
   The Redeveloper shall give preference in the selection of tenants for dwelling units built in the Project Area to families displaced therefore because of clearance and redevelopment activities who desire to live in such dwelling units and who will be willing and able to pay rents or prices charged other families for similar or comparable dwelling units built as parts of the same development.

B. Project Execution
   The Boston Redevelopment Authority will be responsible for the execution of this Urban Renewal Plan and shall undertake all steps and obtain all approvals necessary thereto, including but not limited to the following:

North Harvard Project / B-21
2. Acquisition and clearance of all land and improvements in the Project Area and the relocation of all site disturbases.

3. Disposition of all land in the Project Area in accordance with the controls and regulations of the Urban Renewal Plan and the Redevelopment Proposal.

4. Execution of a cooperation agreement with the City of Boston for financial assistance by the City for the undertaking of the Project.

5. Approval of the Project by the Division of Urban and Industrial Renewal of the State Housing Board in accordance with Chapter 121, General Laws as most recently amended.

6. Approval by the Board of Zoning Adjustment of the changes in zoning necessary to implement the Redevelopment Plan.

7. Approval of the Public Improvements Commission of streets to be abandoned or improved.

V. PROPOSALS FOR RELOCATION

The Relocation Plan is attached hereto and made a part hereof.

VI. PROCEDURES FOR CHANGES IN APPROVED PLAN

The Urban Renewal Plan and the Redevelopment Proposal may be modified at any time by the Boston Redevelopment Authority, provided that if modified after the lease or sale of real property in the Project Area, the modification is consented to by the redeveloper of any such real property or his successor(s) in interest affected by the proposed modification. Any basic or fundamental modification of the Urban Renewal Plan must also be approved by the City Council.

North Harvard Project / R-213
CERTIFICATE OF VOTE

The undersigned hereby certifies as follows:

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

(II) That the following is a true and correct copy of a vote as finally adopted at a meeting of the Authority held on July 31, 1969, and duly recorded in this office:

Copies of a memorandum dated July 31, 1969 were distributed by North Harvard Urban Renewal Area, Mass. X-54, Either Modification of Urban Renewal Plan, Disposition Parcel R-1, attached to which were copies of a Resolution.

A Resolution entitled: "Resolution of the Boston Redevelopment Authority for Modification of Urban Renewal Plan of the North Harvard Urban Renewal Area Project No. Mass. X-54" was introduced, read and considered.

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

The foregoing Resolution is filed in the Document Book of the Authority as Document No. 1493.

[Text continues with details of a motion, votes, and signatures, and information about the date and location of the meeting.]

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

(IV) That the Resolution is attached to and essentially the same as that presented at said meeting.

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

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

IN WITNESS WHEREOF the undersigned has hereunto set his hand this 30th day of October, 1969.

[Signature]

Boston Redevelopment Authority

By

[Title]

Secretary
RESOLVED, that the urban renewal plan for the North Harvard Urban Renewal Area, project 102, Mass. Ave., was adopted by the Boston Redevelopment Authority on September 16, 1961, and approved by the City Council of the City of Boston on December 27, 1962; and

WHEREAS, Section VI of said plan entitled "Procedures for Changes in Approved Plans" provides that the urban renewal plan may be modified at any time by the Boston redevelopment authority provided that, if the general requirements, controls or restrictions applicable to any part of the project area shall be modified after the lease or sale of such part, the modification must be consented to by the Redeveloper or Redevelopers of such part or their successors and assigns, provided further that where the proposed modification will substantially or materially alter or change the plan, the modification must be approved by the Boston city council and the Division of Urban Renewal of the Mass. Department of Commerce and Development; and

WHEREAS, there has been submitted to the Authority a proposal for the residential redevelopment of the project area by the designated Redeveloper, a proposal which the Authority considers desirable and in the best interests of the community; and

WHEREAS, while said proposal is satisfactory to the Authority and the Authority, it is not in conformity with all aspects of the Land Use Provisions and Building Requirements of said Urban Renewal Plan;

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

1. That Section III B, Land Use Provisions and Building Requirements of said urban renewal plan is hereby modified in part by the addition thereto of the following:

   a. Permitted use

   (6) Apartment commercial and community facilities.

2. That Section III C, Land Use Provisions and Building Requirements of said urban renewal plan is modified in part by the substitution (b) of the following:

   b. Land use provisions and building requirements
(2) Setback

Structures other than parking garages not over ten feet (10') in height shall be set back not less than forty feet (40') from the northernly right of way line of Western Avenue and twenty feet (20') from the easterly right of way line of North Harvard Street. Parking structures not over ten feet in height shall require no set back from the right of way line of Western Avenue.

(4) Parking

On-site car parking spaces shall be provided for residents in the ratio of not less than .7 parking spaces for every dwelling unit. Parking areas shall be screened from living areas by planting, fences, changes in grade or other appropriate methods.

(4) Open Space

Open Space areas may include the roof of parking structures provided that such area is not used for parking and is landscaped. Insofar as possible, private, open space shall be provided for every dwelling unit. This may be either in the form of private balconies or screened yard areas.

All open area not occupied by structures or other improvements shall be planted with grass, shrubs, or trees.

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

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

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

Nov. 7, 1969. At 12 o'clock N. Reo'd. Res'1'd. ARES'1'd. -60
<table>
<thead>
<tr>
<th>DOC. NO.</th>
<th>DATE</th>
<th>PROPERTY</th>
</tr>
</thead>
<tbody>
<tr>
<td>1299</td>
<td>2/20/69</td>
<td>Revised Land Use &amp; Building Requirements</td>
</tr>
<tr>
<td>1421</td>
<td>7/31/69</td>
<td>Revised Land Use &amp; Building Requirements</td>
</tr>
<tr>
<td>6384</td>
<td>1/30/03</td>
<td>2 year extension of Urban Renewal Plan</td>
</tr>
</tbody>
</table>

Listing updated: April 29, 2003