

BOSTON REDEVELOPMENT AUTHORITY

URBAN RENEWAL PLAN

CBD - SCHOOL-FRANKLIN URBAN RENEWAL AREA

Project No. Mass. R-82A

May, 1968

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CHAPTER I: DESCRIPTION OF PROJECT

Section 101: Project Boundary

Project boundaries are shown on Map I - Property Map

Section 102: Project Boundary Description

The School-Franklin Area of the Central Business District Urban Renewal Project is bounded and described as follows:

Beginning at the intersection of the northerly property line of the Old State House and the easterly sideline of Washington Street;

Thence running in a westerly direction along the extended southerly sideline of Court Street to a point of intersection of said sideline with the extended easterly property line of City Hall Annex;

Thence turning and running in a southwesterly direction along the said extended easterly property line of City Hall Annex to a point of intersection of said property line extended with the northerly property line of City Hall;

Thence turning and running in a northwesterly direction along the northerly property line of City Hall to a point of intersection of said property line with the westerly property line of City Hall;

Thence turning and running in a southwesterly direction along the westerly property line of City Hall extended to a point of intersection of said property line with the southerly sideline of School Street;

Thence turning and running in a southeasterly direction along the southerly sideline of School Street to a point of intersection of said sideline with the westerly sideline of Province Street;

Thence turning and running in a southwesterly direction along the westerly sideline of Province Street to a point of intersection of said sideline with the extended southerly sideline of Province Court;

Thence turning and running in a southeasterly direction along the extended southerly sideline of Province Court to a point of intersection of said sideline with the westerly sideline of Ordway Place;

Thence turning and running in a southwesterly direction along the westerly sideline of Ordway Place to a point of intersection of said sideline with the southerly sideline of Ordway Place;

Thence turning and running in a southeasterly direction along the southerly sideline of Ordway Place to a point of intersection of said sideline with the westerly sideline of Washington Street;

Thence turning and running in a southwesterly direction along the westerly sideline of Washington Street to a point of intersection of said sideline with the extended southerly sideline of Franklin Street;

Thence turning and running in a southeasterly direction along the extended southerly sideline of Franklin Street to a point of intersection of said sideline with the intersection of the easterly sideline of Hawley Street;

Thence turning and running in a northeasterly direction along the extended easterly sideline of Hawley Street to a point of intersection of said sideline with the southerly sideline of New Hawley Place;

Thence turning and running in a generally southeasterly direction along the southerly sideline of New Hawley Place extended to a point of intersection with the easterly sideline of Arch Street;

Thence turning and running in a northerly direction along the easterly sideline of Arch Street to a point of intersection with the extended northerly property line of the New Raymond's Parcel;

Thence turning and running in a generally westerly direction along the extended northerly property line of the New Raymond's Parcel to a point of intersection with the easterly sideline of Washington Street;

Thence turning and running in a northeasterly direction along the easterly sideline of Washington Street to a point of intersection with the northerly sideline of Milk Street;

Thence turning and running in a southeasterly direction along the northerly sideline of Milk Street to a point of intersection with the westerly corner of the Old South Meeting House;

Thence turning and running in a northeasterly direction along the westerly outside face of the building line of the Old South Meeting House to a point of intersection with the southerly outside face of the main Washington Street entrance of the Old South Meeting House;

Thence turning and running in a northwesterly direction along the southerly outside face of the main Washington Street entrance of the Old South Meeting House to a point of intersection with the easterly sideline of Washington Street;

Thence turning and running in a generally northerly direction along the easterly sideline of Washington Street to a point of intersection with the northerly property line of the Old State House, which is the point of beginning.

Section 201: Basic Objectives

The basic objective of urban renewal action in the School-Franklin Urban Renewal Project Area is to eliminate blighted conditions, deterioration, obsolescence, traffic congestion, incompatible land uses, and other environmental deficiencies in order to facilitate sound development and orderly growth. Specific objectives to meet the basic objective are:-

1. To stimulate the rehabilitation and renewal of the Central Business District as a stable part of the City of Boston and as its major commercial and business center;
2. To insure that the Project Area is compatible in function and design with the neighboring Government Center and Waterfront Areas;
3. To promote and expedite public and private development and investment in the area through new commercial facilities and the improvement of public utilities and services;
4. To strengthen and expand the real property tax base within the area;
5. To facilitate the efficient use of land within the area for commercial, business and public purposes;
6. To improve the basic traffic circulation system in the area and to eliminate conflicts between pedestrians, trucks and automobiles;
7. To initiate a more efficient central distribution system.

Section 202: Planning Objectives

Planning objectives of the project include the following:-

1. To provide increased accessibility within the area for vehicular traffic and pedestrians;
2. To eliminate, to the maximum extent feasible, conflict between free flowing traffic, pedestrian movement and on-street truck servicing;
3. To provide the basis for a stabilization of property values and to encourage rehabilitation of existing real property so as

to prevent a decline in the standards throughout the area; at the same time, through selective redevelopment, to provide the opportunity for new investment and thereby encouraging economic growth;

4. To adjust obsolete block, parcel and street patterns which hinder new development by private enterprise;
5. To promote the preservation of historic buildings in the area;
6. To expand the unique characteristics of the area as an attraction for visitors, by improving the setting for the historic buildings and by improving the environment for pedestrians and shoppers;
7. To remove deteriorated, substandard and dilapidated buildings and structures which blight areas and inhibit new investment;
8. To prevent future obsolescence, deterioration and congestion;
9. To encourage increased acceptance of mass transit within the area by station modernization and appropriate location of entrances and exits;
10. To provide special street improvements and other facilities for implementing a new central distribution system for CBD.

Section 203: General Design Objectives

The design objectives for reuse in the Project Area are as follows:-

1. To recognize the special significance of the urban nature of the built-up Central Business District and to enhance its character by:
 - (a) The creation of public open spaces, scaled to the dense character of downtown and well located with respect to shoppers, workers and visitors to the area;
 - (b) The encouragement of buildings of a multi-story and multi-use nature, built close to the street lines so as to maintain the urban environment;
 - (c) The recognition by special treatment in the design of abutting buildings of the unique nature of historic sites within the district such as the Old South Meeting House and the Old Corner Book Store.
2. To place special emphasis on preserving and extending the pedestrian amenities of downtown Boston by:-
 - (a) The creation of pedestrian areas to improve the environment for shoppers, workers, and visitors;

- (b) The provision of easy and pleasant pedestrian connections within the Project Area and adjacent areas such as the Government Center, Waterfront and Beacon Hill;
 - (c) The provision of a system of varied and lively pedestrian paths both through and between development sites which can give ready access to ground floor commercial enterprise of all types;
 - (d) The regulation of access to off-street parking and loading areas to reduce conflict between pedestrians and vehicles and at the same time to allow more efficient functioning of the street system.
3. To encourage diversity in construction and in land use provided that respect for neighboring properties and the urban environment is maintained.

Section 204: Specific Building Design Objectives

The Old Corner Book Store properties are low structures of small scale detail. New construction facing and abutting these buildings must physically respect their size and scale and form a visual transition to larger adjacent structures, both existing and proposed.

Washington Street, the main path north to Government Center, should be strengthened visually and its form and curvature should not be weakened by the introduction of building plazas on Washington Street. The lines of buildings along the street should reinforce the swing of the street from open space to open space. Arcading the commercial frontage will emphasize this direction as well as providing pedestrian comfort.

CHAPTER III: PROPOSED RENEWAL ACTIONS

Section 301: Proposed Types of Renewal Actions

Proposed types of renewal actions within the Project Area will consist of a combination of clearance and redevelopment activities; changes in land use; provision of public improvements and public facilities; rights-of-way and utilities changes; zone district changes and rehabilitation activities.

Section 302: Clearance and Redevelopment Activities

Clearance and redevelopment activities will include:-

- (1) The acquisition of real property;
- (2) The management of acquired property;
- (3) The relocation of the occupants thereof;
- (4) The clearance of land and buildings;
- (5) The installation, construction and reconstruction of improvements;
- (6) The disposition of land and other property for uses in accordance with the land use and building requirements and other provisions of the Urban Renewal Plan; and
- (7) Design review and enforcement of provisions of Land Disposition Agreements.

Section 303: Rehabilitation Activities

Rehabilitation activities may include, but are not limited to:-

1. The systematic enforcement of rehabilitation standards set forth in Chapter VIII;
2. The acquisition and disposition of real property which is not made to conform to the rehabilitation standards of the plan,

3. The acquisition and disposition for rehabilitation of real property in accordance with the land use requirements and rehabilitation standards set forth in the plan.

Section 304: Preservation of Historic Structures

Four properties of historic and architectural significance are proposed for preservation in accordance with Chapter VIII hereof.

Section 305: Public Improvements

Public improvements will include, as necessary, the abandonment, provisions, improvement, extension, construction, reconstruction and installation of public buildings, open space, rights-of-way, streets, pedestrian ways, new tree planting and utilities, such as water, sewers, traffic and street lighting systems, police and fire communication systems, mass transit facilities and distribution systems in order to carry out the provisions of the Urban Renewal Plan.

The location of buildings, open space and rights of way shall be substantially as shown on Map 2--Proposed Land use. Streets and public utility changes shall be such as to conform generally to the rights-of-way shown on the Proposed Land Use Map.

CHAPTER IV: LAND ACQUISITION

Section 401: Property to be acquired for Clearance
and Redevelopment

The Boston Redevelopment Authority may acquire property that is designated as property for clearance and redevelopment on Map 1 - Property Map.

Section 402: Property to be Acquired for Failure
to Rehabilitate

The Authority may acquire any property in the Project Area not acquired under Section 401 if such property is not made to conform to the rehabilitation standards set forth in Chapter VIII. Such an acquisition can be made only upon a finding that the owner thereof has failed to conform to the rehabilitation standards set forth in Chapter VIII and that either the property is blighted, decadent, deteriorated or deteriorating, or constitutes a non-conforming, incompatible, or detrimental land use according to the provisions of the Urban Renewal Plan.

Section 403: Property to be Acquired upon Special
Conditions

The Authority may acquire any property in the Project Area not acquired under Section 401 if:

1. Renovations are undertaken which substantially change the height, bulk, or exterior appearance of any structure located on the property;
2. The property is cleared and used for surface parking; or
3. A structure on the property is substantially rebuilt or a new structure is built which does not conform to the requirements set forth in Section 607, Paragraphs A, B, and C.

Such acquisitions can be made only upon a finding that such conditions have been satisfied and that either the property is blighted, decadent, deteriorated or deteriorating, or constitutes a non-conforming, incompatible, or detrimental land use according to the provisions of the Urban Renewal Plan.

Section 404:

Use of Property Acquired under
Special Conditions

The Boston Redevelopment Authority may, where necessary, conduct clearance and redevelopment activities or sell or lease for redevelopment, renewal, or rehabilitation, or make any other lawful use and disposition of all or any portion of property which it has acquired under Sections 402 and 403. Where such property is sold or leased for redevelopment, the Authority shall establish controls relating to land use and building requirements in conformity with objectives and design principles of the Urban Renewal Plan and consistent with the requirements and controls imposed upon similar property by the provisions of the Urban Renewal Plan.

Section 501:

Interim Use of Acquired Property

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

Section 601:Land Use Plan

The use of land in the Project Area shall be as shown on Map 2 - Proposed Land Use Plan - which indicates proposed land uses and rights-of-way.

Section 602:Land Use and Building RequirementsA. General

1. The use and development of land and improvements shall be in accordance with the requirements of this chapter.
2. The Boston Redevelopment Authority may subdivide disposition parcels as appropriate. In the event of subdivision, the permitted uses will be applicable to sub-parcels and parking requirements will be divided as appropriate.
3. The provisions of this Chapter shall apply to all disposition parcels unless specifically excepted.
4. Use controls as set forth in this Chapter shall be interpreted to permit supporting and ancillary uses which are reasonably associated with the primary use.

B. Definitions

1. Height. The vertical distance of the highest point of the roof, excluding penthouses and roof structures, above the mean grade of the sidewalk at the line of the street or streets on which the building abuts, or, in the case of a building not abutting on a street, above a given grade adjoining the building line, as more fully defined in the Zoning Code of the City of Boston in effect at the time of approval of this Urban Renewal Plan by the City Council.
2. Floor Area Ratio (F.A.R.) The ratio of gross floor area of a structure or group of structures to total parcel area as more fully defined in said Zoning Code.
3. Arcade. A substantial area of a building which is open to public access for right-of-way purposes.

C. Building Requirements and Restrictions

1. Landscaping and Screening. All open areas must be suitably landscaped so as to provide a visually attractive environment.

2. Off-Street Loading

NUMBER OF BAYS REQUIRED BY GROSS FLOOR AREA OF STRUCTURES

<u>Gross Floor Area (in thousands of square feet)</u>	<u>Office and General Commercial</u>	<u>Retail and Wholesale</u>
Under 15	0	0
15-50	1	1
50-100	1	2
100-150	2	3
150-300	3	4
300 and over	4*	5*

The above controls shall apply unless a developer or owner can demonstrate to the satisfaction of the Authority that the off-street loading needs of the property will be met adequately in other ways, or that the lack of such loading facilities will not be detrimental to surrounding areas of the Project. Provision shall be made so that all movement of trucks for loading is accomplished within the site. Loading provisions that require a truck to back up into traffic to get in or out of a loading dock are unacceptable.

3. Other On-Site Improvements. All improvements on the land, including buildings, landscaped areas, and parking areas, shall be properly maintained in good repair, and in clean, sanitary and attractive condition. Sufficient and suitable refuse and garbage storage and disposal facilities, including structural enclosures where appropriate, shall be provided, and properly maintained. Open storage of materials, equipment or merchandise shall not be permitted in any section of the Project Area.
4. Sign Control. Signs within the Project Area shall be restricted to an identification of the establishment and the nature of its products. All signs must be suitably integrated with the architectural design of the structure which they identify. No signs or advertising shall be placed on the exterior facade on or above the floor level of the third floor of any structure. No sign shall project above the roof of the structure on which it is mounted. The size, design, location and number of signs, the placement or replacement of any sign or any exceptions to the above controls shall be subject to the approval of the Authority.

*Plus 1 for each additional 150,000 square feet.

5. Parking. All parking structures shall be designed so as to provide one entrance lane for each 300 parking spaces provided. Each entrance lane must have sufficient reservoir space to avoid vehicle backup onto streets. All parking shall be enclosed unless otherwise indicated in Section 606.
6. Subway Facilities. Provision shall be made for subway tunnels, stations, and access facilities in accordance with the proposed Land Use Plan, and disposition parcels may be subject to easements and other rights as appropriate in accordance therewith.
7. Utilities. The placement or replacement of all private and public utilities shall be underground and disposition parcels may be subject to easements and other rights as appropriate in accordance therewith.
8. Handicapped Persons Provisions. All new buildings in the Project Area shall be so designed that persons in wheel-chairs can enter and leave and travel about the building in a reasonable manner without undue obstruction.

Section 603: Land Use

The Project Area shall generally be devoted to office and commercial uses, and landscaped open areas. Specific uses for each parcel are set forth in Section 606. In each case, and unless specifically otherwise provided, designation of a particular use includes all accessory and ancillary uses, customarily or reasonably incident to the use specified or the use of an adjoining parcel. Within the purview of this Section, the Authority may permit on any parcel such uses as are consistent with the objectives of the Project.

Section 604: Controls on Contiguous Parcels

In the event that the Authority disposes of a reuse parcel or any subdivision of a reuse parcel to a developer who owns a contiguous parcel not part of the clearance or disposition area, the Authority reserves the right to impose such controls as are necessary to insure that the use and development of both parcels will be in conformity with the objectives of the Plan.

Section 605: Interpretation

In the event of any question or questions regarding the meaning or construction of any land use and building requirements in this Chapter, the reasonable interpretation or construction thereof by the Authority shall be final and binding.

Section 606: Land Use Controls and Building Requirements
for Disposition Parcels

The following land use controls and building requirements apply to the parcel indicated.

Parcel A-1

Permitted Uses:	Commercial; parking Ground floor on all frontages to be devoted to retail uses.
Floor Area Ratio:	Minimum 3; maximum 10
Parking:	Not to exceed 880 cars; parking not permitted on first two floors
Other Requirements:	(a) Service access from Arch St. only; (b) Parking access from Hawley Street and Arch Street only; (c) Pedestrian easement on present Hawley Street Right-of-Way.

Parcel A-2

Permitted Uses:	Commercial; office Ground floor on all frontages to be devoted to retail uses
Floor Area Ratio:	Minimum 3; maximum 6
Height:	Minimum 65 ft.; maximum 95 ft.
Parking:	Not permitted
Other Requirements:	No vehicular access from School St.

Parcel A-3

Permitted Uses:	Public open space No permanent structures permitted
Parking:	Not permitted

Parcel A-4

Permitted Uses:	Commercial
Alternate Uses:	Public Open Space
Floor Area Ratio:	Maximum 10
Parking:	Not permitted
Other Requirements:	(a) Easement for MBTA entrance; (b) No vehicular access permitted; (c) Setback below 4th floor not permitted; (d) Setback of 50 feet required above.

Section 607: Land Use Controls and Building Requirements Governing Property Acquired Under Sections 402 and 403.

The following land use controls and building requirements govern the disposition of properties that have been acquired under Sections 402 and 403:

A. Requirements for Buildings Fronting on School Street (North Side) and City Hall Avenue

1. Height: Above sidewalk grade.
2. Setback: No setback permitted.
3. Parking: No parking permitted.
4. Other Requirements: Buildings should respect the scale of the Old Corner Book Store properties and Old City Hall. Ground floors on all frontages should be designed for and devoted to retail use.

B. Requirements for Buildings Fronting on Washington Street

1. Setback: No setback permitted below 4th floor; setback of 50' required above a height of 100 feet on Washington Street.
2. Parking: No open parking permitted.
3. Other Requirements: Arcade permitted along Washington St. Ground floors on all frontages should be designed for and devoted to retail uses.

C. Requirements for Other Buildings

1. Parking: Covered accessory parking permitted. No open parking or parking garages permitted.

2. Other Requirements:

Ground floors on all frontages should be designed for and devoted to retail uses.

D. Requirements for Other Buildings

1. Parking:

Covered accessory parking permitted. No open parking or parking garages permitted.

2. Other Requirements:

Ground floors on all frontages should be designed for and devoted to retail uses.