

BOSTON REDEVELOPMENT AUTHORITY  
URBAN RENEWAL PLAN  
WASHINGTON PARK URBAN RENEWAL AREA  
PROJECT No. MASS. R-24

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Approved by Boston Redevelopment Authority  
by Boston City Council  
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CHAPTER I : DESCRIPTION OF PROJECT

SECTION 101 : Project Boundary Map

Map 1 : Property Map, submitted herewith as Exhibit A.

Section 102 : Project Boundary Description

The Washington Park Project Area is bounded and described as follows:

That certain tract of land, referred to as the Washington Park Urban Renewal Area, situated in the City of Boston, County of Suffolk, and Commonwealth of Massachusetts, and bounded generally as follows:

Beginning at the southeasterly corner of the tract herein described, at a point which is the intersection of the easterly sideline of Blue Hill Avenue with the southerly sideline of Seaver Street;

Thence running westerly and northwesterly across Blue Hill Avenue and along the southerly sideline of Seaver Street to a point which is the intersection of said line with the easterly sideline of Walnut Avenue;

Thence running northwesterly across Walnut Avenue to a point which is the intersection of the westerly sideline of Walnut Avenue with the southerly sideline of Columbus Avenue;

Thence running northwesterly along the southerly sideline of Columbus Avenue to a point which is the intersection of said sideline with the easterly sideline of Washington Street;

Thence turning and running westerly across Washington Street to a point which is the intersection of the westerly sideline of Washington Street with the southerly sideline of Atherton Street;

Thence turning and running northeasterly along the westerly sideline of Washington Street to a point which is the intersection of said sideline with the southerly sideline of Dimock Street;

Thence turning and running northwesterly along the southerly sideline of Dimock Street to a point of 100 feet westerly from the intersection of the westerly sideline of Notre Dame Street with the southerly sideline of Dimock Street;

Thence turning and running northeasterly across Dimock Street to a point which is the intersection of the northerly sideline of Dimock Street and the southeasterly corner of property now or formerly owned by the New England Hospital for Women and Children;

Thence running northeasterly along the southwesterly sideline of 2893 Washington Street now or formerly owned by Notre Dame Academy (a Mass. Corp.) to a point which is the intersection of said sideline and the northeasterly corner of land now or formerly owned by the New England Hospital for Women and Children;

Thence turning and running westerly along the southerly sideline of 2893 Washington Street now or formerly owned by Notre Dame Academy (a Mass. Corp.) to a point which is the intersection of said sideline and the easterly sideline of Columbus Avenue;

Thence running westerly across Columbus Avenue to a point 300 feet northerly from Dimock Street located on the westerly sideline of Columbus Avenue;

Thence turning and running northerly along the westerly sideline of Columbus Avenue to a point which is the intersection of said sideline with the northerly sideline of Ritchie Street;

Thence turning and running easterly across Columbus Avenue to a point which is the intersection of the easterly sideline of Columbus Avenue and the northerly sideline of Ritchie Street;

Thence turning and running southeasterly along the northerly sideline of Ritchie Street to a point 700 feet from the intersection of the westerly sideline of Columbus Avenue with the northerly sideline of Ritchie Street;

Thence turning and running southerly across Ritchie Street to a point located on the southerly sideline of Ritchie Street 130 feet from a point which is the intersection of said sideline with the westerly sideline of 42 Marcella Street now or formerly owned by Sherman and Ella Busby;

Thence turning and running northeasterly along the southerly sideline of Ritchie Street to a point which is the intersection of said sideline with the westerly sideline of 42 Marcella Street now or formerly owned by Sherman and Ella Busby;

Thence turning and running southerly along the westerly sideline of 42 Marcella Street now or formerly owned by Sherman and Ella Busby to a point which is the intersection of said sideline with the northerly sideline of 2893 Washington Street now or formerly owned by Notre Dame Academy (a Mass. Corp.)

Thence turning and running southeasterly along the northerly sideline of 2893 Washington Street now or formerly owned by Notre Dame Academy, (a Mass. Corp.) to a point which is the intersection of said sideline and the westerly sideline of Washington Street;

Thence turning and running northeasterly along the westerly sideline of Washington Street to a point which is the intersection of said sideline with the southerly sideline of Guild Street;

Thence turning and running northwesterly along the southerly sideline of Guild Street to a point which is the intersection of said sideline with the westerly sideline of Lambert Avenue;

Thence turning and running northeasterly along the northerly sideline of Lambert Avenue to a point which is the intersection of said sideline with the northerly sideline of Bartlett Street;

Thence turning and running southeasterly along the northerly sideline of Bartlett Street to a point which is the intersection of said sideline with the westerly sideline of Washington Street;

Thence turning and running northeasterly along the westerly sideline of Washington Street to a point which is the intersection of said sideline with the southerly sideline of Dudley Street;

Thence turning and running northerly across Dudley Street to a point which is the intersection of the northerly sideline of Dudley Street with the westerly sideline of Guild Row;

Thence turning and running easterly across Guild Row to a point which is the intersection of the easterly sideline of Guild Row with the northerly sideline of Dudley Street;

Thence running easterly along the northerly sideline of Dudley Street to a point which is the intersection of said line with the westerly sideline of Warren Street;

Thence running easterly across Warren Street to a point which is the intersection of the easterly sideline of Warren Street with the northerly sideline of Dudley Street;

Thence turning and running southerly across Dudley Street to a point which is the intersection of the southerly sideline of Dudley Street with the easterly sideline of Warren Street;

Thence running southeasterly and southerly along the easterly sideline of Warren Street to a point which is the intersection of said line with the westerly sideline of Blue Hill Avenue;

Thence running southerly across Blue Hill Avenue to a point which is the intersection of the easterly sideline of Blue Hill Avenue with the northerly sideline of Geneva Avenue;

Thence turning and running southwesterly and southerly along the easterly sideline of Blue Hill Avenue to a point which is the intersection of said line with the northerly sideline of Seaver Street;

Thence running southerly across Seaver Street to a point which is the intersection of the easterly sideline of Blue Hill Avenue with the southerly sideline of Seaver Street, which is the point and place of beginning.

CHAPTER II : OBJECTIVES

Section 201 : Basic Goals

The basic goal of urban renewal action in the Washington Park Area is to stimulate and to facilitate public, private and institutional development efforts in the area in such a way as (1) to preserve the neighborhood, (2) to assure the public health and safety, (3) to strengthen the physical pattern of neighborhood activities, (4) to reinforce the fabric of family and community life, and (5) to provide a more wholesome framework of environmental conditions better suited to meet the requirements of contemporary living.

Section 202: Specific Planning and Design Objectives

Specific planning and design objectives are: (1) to improve the quality, condition, and maintenance of existing individual property to a level which achieves decent, safe, and sanitary housing through rehabilitation; (2) to remove the concentrations of deteriorated and deteriorating buildings which, at least in part, depress the physical condition and character of the area, impair the flow of investment and mortgage financing, and restrict adequate insurance coverage; (3) to eliminate obsolete and substandard building conditions which also contribute to the pattern of spreading blight outside these concentrations; (4) to prevent the further erosion of property values; (5) to protect the tax base and arrest the trend of economic decline; (6) to provide better community services, (7) to provide for livable homes in livable neighborhoods; (8) to extend the useful life of residential improvements and to sustain improved residential values; (9) to increase the effectiveness of institutional facilities and services; (10) to encourage the productive use of land; (11) to provide for the housing needs of low and moderate-income families; (12) to create new opportunities for private reinvestment and rebuilding, particularly in the form of moderate-density, sound and economically-constructed housing of maximum architectural quality\* and (13) to create, thereby, decent, safe, and sanitary dwellings providing the highest possible levels of amenity, convenience, usefulness, and livability for the occupants thereof; (14) to provide sites for new and improved schools, play areas and other open spaces and essential community facilities; (15) to provide improved, more accessible, and more attractive concentrations of shopping facilities; (16) to provide for improved traffic circulation, particularly in an east-west direction; (17) to improve streets and utilities, and the landscaping of public areas; (18) to gather within an over-all unified,



and viable framework of project design, the concert of public and private uses, building developments, site improvements, civic functions and patterns of urban activity, and (19) to prevent, thereby, the formation through accelerated obsolescence, deterioration, and congestion of future slums.

CHAPTER III : PROPOSED URBAN RENEWAL ACTION

Section 301 : Proposed Types of Renewal Action

Proposed types of renewal action 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, and (6) the disposition of land and other property, for uses in accordance with the building requirements, land use and other provisions of the Urban Renewal Plan.

Section 303 : Rehabilitation Activities

**Rehabilitation activities**

Rehabilitation activities may include, but not by way of limitation (1) the systematic enforcement of rehabilitation standards, set forth in Chapter VIII (2) the provision of technical assistance to facilitate rehabilitation, (3) the acquisition, retention, management, rehabilitation, or clearance, and disposition of real property if such property is not made to conform to the rehabilitation standards, and (4) the undertaking of rehabilitation demonstrations.

Section 304 : Public Improvements

Public improvements will include, as necessary, the abandonment, provision, improvement, extension, reconstruction, construction, and installation of public buildings, open space, rights-of-way, streets and such utilities as water, sewer, police, and fire communication, traffic signal, and street lighting systems, in order to carry out the provisions of the Urban Renewal Plan.

Public buildings may include school facilities, court house facilities, police stations, libraries, and health, welfare, and recreation facilities. Public open space may include playfields, playgrounds, tot-lots, parks and landscaped areas.

The location of public buildings, open space, and rights-of-way, shall be as shown on Map 2 : Proposed Land Use Plan, submitted herewith as Exhibit B.

Street and public utility changes shall be such as to conform to the rights-of-way shown on Map 2 : Proposed Land Use Plan.

CHAPTER IV : PROPERTY ACQUIRED OR TO BE ACQUIRED

Section 401 : Identification

Property acquired or to be acquired by the Boston Redevelopment Authority for clearance and redevelopment shall be as shown on Map 1 : Property Map.

Section 402 : Special Conditions

Property not designated for acquisition as shown on Map 1, may be acquired by the Boston Redevelopment Authority (1) if such property is not made to conform to the rehabilitation standards set forth in CHAPTER VIII, (2) for the purpose of undertaking rehabilitation demonstrations to encourage rehabilitation by private owners and other parties in interest, (3) to prevent or eliminate blighted, substandard, decadent, deteriorated, or deteriorating conditions, or (4) to prevent or eliminate nonconforming, incompatible, or detrimental land uses as necessary for carrying out the provisions of the Urban Renewal Plan.

Section 403 : Use of Property Acquired Under Special Conditions

The Boston Redevelopment Authority may clear where necessary, and sell or lease for redevelopment, renewal, or rehabilitation, or retain for rehabilitation and subsequent disposition, all or any portion of that property which it has acquired under the special conditions set forth in Section 402. Where such property is sold or leased for redevelopment, the Authority shall establish controls relating to land use and building requirements, and such controls shall be consistent with the requirements and controls imposed upon similar property by provisions of the Urban Renewal Plan.

Section 404 : 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, rehabilitation demonstration projects, parking, relocation purposes, public transportation or recreational uses in accordance with such standards, controls, and regulations as the Authority may deem appropriate.

## CHAPTER V : DISPLACEMENT OF FAMILIES

### Section 501 : Families to be Displaced

There are 1,689 families and 563 single householders to be displaced from the Project Area. This information was gathered by a survey of July, 1961 and subsequently updated by a survey in April and May, 1962 of families in the Washington Park Urban Renewal Area conducted by the Survey Division of the Boston Redevelopment Authority.

### Section 502 : Temporary Relocation

If the need arises, the Authority will relocate a minimum number of families on-site. This action could be prompted in order to move a family out of a dangerous building or to permit demolition activity in a priority section of the site.

### Section 503 : Availability of Relocation Housing

#### (A) Schedule of Availability

Availability of sufficient suitable housing accommodations has been determined by classifying families by eligibility or presumed ineligibility for such housing and then making separate determinations for these two groups.

#### (B) Rental Housing

For families eligible for public housing, the rental charged for public housing accommodations are by definition within the financial reach of such families. For families ineligible for public housing or presumed to be ineligible for such housing, a rental of 25% of income is deemed to be within the financial reach of such families. This ratio conforms to accepted standard practice.

#### (C) Sales Housing

For families desirous of sales housing, a purchase price of twice the annual income of the family is deemed within the financial reach of such families.

#### (D) Locations

The housing resources listed in this Chapter, are located within the corporate limits of Boston plus those sections of the Metropolitan Area served by the Metropolitan Transit Authority.

(E) Staging

The relocation of families in the Washington Park Urban Renewal Area will take place during a four-year period. Therefore less than five hundred families will be required to move in any one year or fewer than 42 families per month. The computations made in this section about the availability of sufficient public housing accommodations are based on cumulative availability during this period.

(F) Special Problems

The Authority recognizes the difficulties encountered by non-white families in securing suitable housing accommodations. The Boston Redevelopment Authority's relocation program will give special attention to this problem.

(G) Eligibility of Families

Families as well as single householders, if they are 65 or over, are eligible for public housing in accordance with the income eligibility requirement.

Families Eligible for  
Low Rental Housing

1275

Families Ineligible for  
Low Rental Housing

414

Source: Survey July 1961, and subsequently updated by a survey in April and May, 1962 of families in the Washington Park Urban Renewal Area conducted by the Survey Division of the Boston Redevelopment Authority.

(H) Public Housing Availability

Based on information from the Boston Housing Authority, it is estimated that accommodations will be available (From both new construction and turnover of existing units) to families displaced from the Washington Park Urban Renewal Area as follows during the forty-eight month project relocation period.

Number Available

5720

Number Required

1275

In addition to the present resource, the Boston Housing Authority has authorization for one thousand new units of public housing. Sites have been found for approximately three hundred of these units.

(I) Private Housing Availability

The schedule of projected vacancies below represents a summary of an extensive analysis of the U.S. Census of Housing : 1960, Boston, Massachusetts, and indicates the number and type of units becoming available during the displacement period.

PROJECTED VACANCIES FOR THE DISPLACEMENT PERIOD

EXISTING INVENTORY

Rents Available by Rental Price				Rents Available by Number of Rooms	
<u>Rents</u>	<u>No. of Rents</u>	<u>% of Total Rents</u>	<u>Size</u>	<u>No. of Rents</u>	<u>% of Total Rents</u>
Under 40	634	7.5	1BR	2305	30.4
40-49	621	7.3	2BR	3252	43.0
50-59	750	8.8	3BR	1314	17.4
60-69	993	11.7	4BR	596	7.9
70-79	1228	14.5	5 or more BR	102	1.3
80-89	1306	15.5			
90-over	<u>2937</u>	<u>34.7</u>			
total	8469	100.0		7569	100.0

NEW CONSTRUCTION

It is estimated that new construction will provide approximately 1100 new units of private rental housing; below is the estimated breakdown of these units according to number of bedrooms and rental price:

1 BR	220 units	@	\$ 75.00 per month
2 BR	330 units	@	\$ 85.00 per month
3 BR	330 units	@	\$ 95.00 per month
4 BR	220 units	@	\$105.00 per month

In addition to the above, it is estimated that approximately 400 one-bedroom units of housing for the elderly will be provided through new construction.



(J) Sales Housing Availability

A number of the families ineligible for public housing are expected to purchase homes. On the basis of past experience and home ownership and family income data, it is estimated that approximately 390 families will purchase homes. In the opinion of competent real estate agents, there is an adequate supply of housing for purchase within the \$9,000 - \$16,000 price range within a reasonable distance of the project area. Furthermore, the liberal financing terms of Section 221 of the Housing Act are available to qualified families who wish to purchase one to four-family houses.

CHAPTER VI : PROPOSED LAND USE AND BUILDING REQUIREMENTS

Section 601 : Proposed 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 Requirements

The use and development of land and improvements in the Project Area shall be as shown in Table A : Land Use and Building Requirements.

Land Use		Building Requirements						
Column A	B	C			D	E	F	G
Site Designation	Permitted Uses	Minimum Setback			Max. Bldg. Height	Max. Floor Area Ratio	Max. Net Density	Minimum Parking Ratio
		F	S	R				
1 A-1 through A-5	I Housing	NA*	NA	NA	20	0.5	20	1
	II Institutional	15	10	25	20	0.5	NA	(1)
2 B-1 through B-3	I Housing	(1)	NA	NA	40	0.8	30	1
	II Institutional and Public	(1)	10	25	40	0.8	NA	(1)
3 C-1	I Housing	NA	NA	NA	40	0.9	35	1
	II Institutional and Public	NA	NA	NA	40	0.9	NA	(1)
4 C-2 and C-3	I Housing	NA	NA	NA	40	0.9	35	1
	II Retail Trade & Offices & Institutional	30	10	25	40	0.5	NA	2:1 (1)
5 C-4	I Housing	NA	NA	NA	40	0.9	35	1
	II Institutional and Public	30	10	25	40	0.9	NA	(1)

Table A : Land Use and Building Requirements (continued)

Land Use		Building Requirements							
Column A	B	C			D	E	F	G	
Site Designation	Permitted Uses	Minimum Setback			Max. Bldg. Height	Max. Floor Area Ratio	Max. Net. Density	Minimum Parking Ratio	
		F	S	R					
6	C-5a	I Housing	NA	NA	NA	40	0.9	35	1
		II Institutional and Public	70	10	25	40	0.9	NA	(1)
7	C-5b	I Housing	NA	NA	NA	40	0.9	35	1
		II Institutional & Offices & Retail Trade	15	10	25	40	0.9	NA	2:1 (1)
8	D	I Housing	NA	NA	NA	120	2.0	120	0:2
		II Retail Trade & Office & Institutional	30	30	20	40	1.0	NA	2:1 (1)
9	E	I Housing	(1)	NA	NA	140	1.0	35	1 (2)
		III Institutional	(1)	30	30	120	1.0	NA	(1)
10	F-1	I Shopping Center	30	30	60	40	0.5	NA	3:1
		II Housing	NA	NA	NA	120	1.0	35	1 (2)
11	F-2 and F-4	I Shopping Center	15	30	30	40	0.8	NA	2:1
		II Housing	NA	NA	NA	40	0.8	30	1
12	F-3	I Shopping Center	70	30	30	40	0.8	NA	3:1
		II Institutional And Public	70	30	30	40	0.8	NA	(1)

Table A : Land Use and Building Requirements (continued)

Land Use		Building Requirements						
Column A	B	C			D	E	F	G
Site Designation	Permitted Uses	Minimum Setback			Max. Bldg. Height.	Max. Floor Area Ratio	Max. Net Density	Minimum Parking Ratio
		F	S	R				
13 F-5 through F-8	I Commercial Parking				NOT APPLICABLE			
	II Residential Parking and Institutional				NOT APPLICABLE			
14 G-1 through G-5	I Industrial	70	30	60	30	0.5	NA	(3)
	II Commercial Wholesale & Storage	70	30	60	30	0.8	NA	(3)
15 H-1 and H-6 through H-9	I Institutional	30	30	30	40	1.0	NA	(1)
	II Housing	NA	NA	NA	40	0.9	35	1
16 H-2 through H-5, H-10 & H-11	I Institutional	30	10	25	40	0.9	NA	(1)
	II Minor Adjustments of Property & Rights of-Way Lines				NOT APPLICABLE			
17 I-1 and I-4	I Institutional	30	30	30	40	1.0	NA	(1)
	II Residential & Commercial	30	30	30	120	1.0	35	(2)
		30	30	30	40	0.8	NA	(1)
18 1-2	I Institutional	15	10	25	NOT APPLICABLE			
	II Housing	NA	NA	NA	40	0.8	30	1

Table A : Land Use and Building Requirements ( continued)

Land Use		Building Requirements							
Column A	B	C			D	E	F	G	
Site Designation	Permitted Uses	Minimum Setback			Max. Bldg. Height	Max. Floor Area	Max. Net Density	Minimum Parking Ratio	
		F	S	R					
19	1-3	I Institutional		70	10	25	NOT APPLICABLE		
		II Housing		NA	NA	NA	40	0.9	35
20	1-5 through 1-7	I Institutional		(1)	10	25	NOT APPLICABLE		
		II Housing		(1)	NA	NA	40	0.9	35
21	J-1 through J-3	I Public Recreation		(1)	20	20	NOT APPLICABLE		
		II Housing		(1)	NA	NA	40	0.8	30
22	S-1 through S-17	Minor Adjustments of Property and Rights-of-Way lines				NOT APPLICABLE			

\* NOT APPLICABLE

Column A : Site Designation

Site designations are as shown on Map 2 : Proposed Land Use Plan.

Column B : Permitted Uses

Permitted Use "I" for each site corresponds to land use designations as shown on Map 2 : Proposed Land Use Plan. Permitted Uses "II" indicate those uses to which each respective site may be devoted when, in the opinion of the Authority, such may be necessary to achieve the objectives of the Urban Renewal Plan.

Column C : Minimum Setback

Minimum setback shall mean the minimum distance in feet between the disposition parcel line and the closest facade of the building at ground level. As stipulated in Column C, minimum setback requirements restrict the distance from any building or other structure to front street line, side lot line, and rear lot line, designated in Column C as "F", "S", and "R" respectively.

- (1) Along the existing line of Washington Street where a minimum setback of seventy (70) feet shall be required and along the proposed line of Warren Street and along the proposed crosstown thoroughfare where a minimum of thirty (30) feet shall be required.

Column D : Maximum Building Height

Maximum height shall mean the vertical distance in feet from the mean grade of the sidewalk at the line of the street or streets on which the building abuts, or a given grade elevation adjoining the building line, to the highest point of the roof, excluding penthouses and roof structures.

Column E : Maximum Floor Area Ratio

Maximum floor area ratio (F.A.R.) shall mean the maximum ratio of gross floor area of a structure or group of structures to total disposition parcel area, and gross floor area shall be defined herein to exclude basements, unenclosed porches, or any floor space designed for parking motor vehicles in order to meet parking requirements contained herein.

Column F : Maximum Net Density

Maximum net density shall mean the number of living units per net acre, which includes private on-site access roads, service drives, automobile parking, play and dwelling service area.

Column G : Minimum Parking Ratio

Minimum parking ratio shall mean the minimum number of car spaces per dwelling unit or the minimum number of square feet of parking space divided by the number of square feet of gross floor area, unless otherwise indicated below:

- (1) Off-street parking spaces for institutional and public uses shall be sufficient for the parking of automobiles to meet the needs of persons employed at or making use of such structures or land uses, provided, however, that in lieu of such demonstration by the redeveloper that off-street parking facilities shall be adequate in number, location, access and arrangement to meet the operational requirements of the land and building uses proposed, one off-street parking space shall be provided for each 600 square feet of gross floor area.
- (2) Off-street parking space for public elderly housing units shall be a minimum of one automobile space for every five dwelling units or, stated otherwise, 0.2 parking spaces per dwelling unit.
- (3) Off-street parking space shall be demonstrated by the redeveloper to be adequate in number, location, access, and arrangement to meet the operational requirements of the land and building uses proposed, provided, however, that in lieu of such demonstration off-street parking space shall be provided in the ratio of one car space for every 1,000 square feet of gross floor area or one car space per two employees on the largest anticipated shift, whichever requires the larger number of car spaces.

Other building requirement provisions for all sites designated in Table A shall include:

(a) Minimum Off-Street Loading Space

Off-street loading space for industrial, commercial, wholesale and storage shall be demonstrated by the redeveloper to be adequate in number, size, location, access, and arrangement to meet the operational requirements of the land and building uses existing and proposed, provided, however, that in lieu of such demonstration off-street loading space shall be provided in the ratio of one off-street space for every 20,000 square feet or fraction thereof in excess of 10,000 square feet of gross floor area.

(b) Building Construction

All buildings shall be constructed in full compliance with all state and local laws, ordinances, codes and regulations as amended.

(c) Landscaping and Screening

All sites shall be properly graded and drained. All unbuilt areas of the site shall be provided where needed with suitable walks and access drives properly designed and constructed. All unbuilt and unpaved areas of the site shall be suitably planted and permanently maintained with grass ground cover, shrubs, and/or trees.

(d) Signs

All signs shall be limited to simple identification of the building use or occupant including, where appropriate, continuous reflected illumination. No sign shall be flashing or animated. All signs shall be subject to design review and approval in order to ensure conformity with objectives of the Urban Renewal Plan.

(e) Other On-Site Improvements

The original construction and appearance of land, buildings and other improvements in all sites of the Project Area shall be 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.



Section 603: Properties Not to be Acquired

In the event that the property now referred to as the "Bartlett Street Garage," bounded generally by Washington Street, Bartlett Street, Lambert Avenue, and Guild Street, and presently used by the Metropolitan Transit Authority for maintenance, storage, and other public transit purposes is sold, leased, transferred, or otherwise conveyed for other than its present use, the following land use and building requirements shall apply:

(a) Permitted Use : Housing, provided, however, that this property may be devoted to commercial or institutional uses in accord with land use and building requirements approved by the Authority when, in the opinion of the Authority, such may be necessary to achieve the objectives of the Urban Renewal Plan.

(b) Minimum Setback : 70 feet from the existing line of Washington Street.

(c) Maximum Building Height : 140 feet

(d) Maximum Floor Area Ratio : 1:0

(e) Maximum Net Density : 35

(f) Maximum Parking Ratio: 1 automobile parking space for each dwelling unit except that public elderly housing units shall have a minimum of 1 automobile parking space for every five dwelling units, or stated otherwise, 0.2 parking spaces per dwelling unit.

Section 604 : Interpretation

In the event of any question regarding the meaning of construction of any or all of the standards, controls or other provisions of this Plan, the interpretation or construction thereof by the Authority shall be final and binding.

Section 605 : Duration of Controls

The provisions and requirements established in the Plan 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, except for Sections 1101 and 1102, which shall remain in effect for a period of one hundred (100) years from said date.

## CHAPTER VII : REDEVELOPER'S OBLIGATIONS

### Section 701 : Applicability

The provisions of this chapter shall apply upon disposition by the Boston Redevelopment Authority, to all property acquired or to be acquired by the Authority within the Project Area and shall be implemented by appropriate covenants and provisions in disposition documents.

### Section 702 : Compliance with Plan

Redevelopment of the land in the Project Area shall be made subject to the regulations and controls set forth in the Urban Renewal Plan. The purpose of such regulations and controls is to assure that the redevelopment of land within the Project Area will conform to the planning and design objectives of the Urban Renewal Plan. It is therefore the obligation of all redevelopers not only to comply with these controls but also to familiarize themselves with the overall Urban Renewal Plan and to prepare redevelopment proposals which are in harmony with the Plan.

### Section 703: Design Review

All redevelopment proposals will be subject to design review, comment and approval by the Boston Redevelopment Authority prior to land disposition and/or prior to the commencement of construction.

In addition to assuring compliance with the specific controls set forth in this Plan and as more specifically set forth in disposition documents, the Authority shall establish design review procedures and evaluate the quality and appropriateness of redevelopment proposals with reference to the design objectives and requirements set forth in this Plan and in the disposition documents.

### Section 704 : General Obligations

The Authority shall obligate redevelopers and purchasers of land in the Project Area, and their successors and assigns, by covenants and conditions running with the land or other appropriate means, subject to further provisions made by the Authority for reasonable action in the event of default or non-compliance by such redevelopers and purchasers.

(a) To devote, develop or otherwise use such land only for the purpose and in the manner stated in the Plan and/or in applicable disposition documents.

(b) To comply with such terms and conditions relating to the use and maintenance of such land and improvements thereon as in the opinion

of the Authority are necessary to carry out the purpose and objectives of the Plan and of Chapter 121 of the Massachusetts General Laws, as amended.

(c) To commence, execute, and complete construction and improvements in accordance with reasonable time schedules as determined and established by the Authority.

(d) To give preference in the selection of tenants for dwelling units built in the project area to families displaced therefrom because of clearance and redevelopment activity, who desire to live in such dwelling units and who will be able to pay rents or prices equal to rents or prices charged other families for similar or comparable dwelling units built as a part of the same redevelopment.

#### Section 705 : Disposition by Redeveloper

The redeveloper shall not dispose of all or part of his interest within the Project Area without the consent of the Boston Redevelopment Authority until the full completion by the redeveloper of all improvements required by and in conformity with the terms and conditions of both the Urban Renewal Plan and the Redevelopment Proposal submitted to and approved by the Boston Redevelopment Authority on the basis of this Urban Renewal Plan; provided, however, that all or any part of such interest may be disposed of prior to full completion of such improvements upon written consent of the Boston Redevelopment Authority, which consent shall not be granted except under conditions that will prevent speculation, protect the interest of the Boston Redevelopment Authority and the City of Boston, and effect compliance with and achieve the objectives of Chapter 121 and, if applicable, Chapter 121A of the Massachusetts General Laws, as amended.

CHAPTER VIII : REHABILITATION

Section 801 : Identification

Property not designated for acquisition as shown on Map 1 : Property Map shall be made to conform with the rehabilitation standards set forth in Section 808.

Section 802 : Applicability

All properties and buildings within the Project Area which are not designated for acquisition by the Boston Redevelopment Authority as shown on Map 1 : Property Map are to be maintained at or brought to a level which achieves a decent standard of safe and sanitary housing. All such properties shall meet the standards specified in Section 808.

Any property or building which is not maintained at or brought to conformity to said standards may be acquired by the Boston Redevelopment Authority as provided in Chapter IV.

Section 803 : General Objectives

The basic objectives of rehabilitation activity shall be to secure and maintain all structures and their environment in such a way as (1) to prevent the spread of blight and substandard conditions, (2) to restore deteriorating areas to sound condition, (3) to improve the quality of individual properties, and (4) to create decent, safe, and sanitary structures providing the greatest degree of amenity, convenience, usefulness and livability for the occupants thereof.

Section 803 : Planning and Design Objectives

- (A) Land uses shall be complementary, and shall not adversely affect each other.
- (B) Non-residential traffic generators shall not create traffic congestion or other adverse affects.
- (C) Non-conforming uses must not produce crowding, noise, odors, air-pollution, glare, heat vibration, dirt, etc., and must not be detrimental to the health, safety and general welfare of the community.

- (D) The physical character of buildings shall be pleasing and architecturally consistent with the surrounding neighborhood in order to eliminate deteriorating or blighting influences, to encourage neighborhood stability, maintenance of property, and a high type of land use. All open areas shall be attractively landscaped in order to enhance the character of the neighborhood.
- (E) Buildings must be structurally sound.
- (F) Adequate off-street parking shall be provided.

Section 805 : Health Objectives

Sanitary objectives must be attained in order to eliminate conditions which cause disease or which are otherwise detrimental to the public health, safety and the general welfare of the community. To achieve this:

- (A) All facilities necessary for adequate heat, lighting, plumbing, and general sanitation must be properly installed and maintained in good working condition.
- (B) Structural and environmental conditions necessary for the provision of adequate space for occupants, and for healthy living conditions or use must be maintained.

Section 806 : Safety Objectives

Safety objectives must be achieved to prevent unsafe conditions causing injury to persons or damage to adjacent buildings. To achieve this:

- (A) Potential fire hazards must be eliminated.
- (B) Unsafe conditions in yards and open spaces must be eliminated.
- (C) The exterior and interior of structures and buildings and all facilities must provide maximum safety.
- (D) Satisfactory means of egress must be provided.

Section 807 : Additional Objectives for Non-Residential Rehabilitation

In addition to the objectives set forth in Sections 803 through 806, the following objectives shall apply to all non-residential property not designated for acquisition by the Boston Redevelopment Authority as shown on Map 1 : Property Map.

- (A) Commercial, industrial, and other non-residential traffic generators shall provide adequate off-street parking and loading facilities.
- (B) Uses shall provide for the control of noxious by-products of their operations.
- (C) The physical character of buildings to remain shall be architecturally consistent with building in the immediate vicinity in order to eliminate deteriorating or blighting influences and to achieve an aesthetically pleasing environment, thereby encouraging neighborhood stability, maintenance of property, and maintenance of proper land uses.
- (D) All open areas shall be attractively landscaped in order to enhance the character of the neighborhood.
- (E) Buildings shall be structurally sound.
- (F) Signs shall be integrated with the overall structural appearance and must not adversely affect the general character or appearance of the area.
- (G) Non-residential uses allowed to remain must place and maintain an appropriate landscaped or architectural screen between the commercial or industrial use and any adjoining residential use.

Section 808 : Rehabilitation Standards

All structures and buildings within the Project Area which are not designated for acquisition by the Boston Redevelopment Authority as shown on Map 1 : Property Map shall be maintained at or made to conform to: (1) the standards of the "Regulations Establishing Minimum Standards of Fitness for Human Habitation in the City of Boston" made by the Boston Health Department on September 27, 1956, as amended; (2) the "Building Code of the City of Boston," governing the provision of dwelling facilities, maintenance and occupancy, and the repair, vacation, securance and/or demolition of unfit structures; (3) the City of Boston Zoning Regulations, as amended, and all laws, ordinances, codes, and regulations governing land use, lot size, building bulk, height and area, open space, building setback, off-street parking and loading, subject in all cases to provisions governing non-conforming building and site development as distinct from non-conforming land use, and (4) all other state

and local laws, ordinances, codes, and regulations relating to the maintenance, repair construction, reconstruction, use, operation, and condition of property and buildings, provided, however, that deviations from such laws, ordinances, codes and regulations may be granted and approved as provided under Chapter 121A, Massachusetts General Laws (Ter. Ed.), as amended, and as provided under such laws, ordinances, codes and regulations. Failure to set forth herein any provision of any such law, ordinance, code or regulation shall not be deemed to make such provision inapplicable.

Section 809 : Inspection and Notice

The Boston Redevelopment Authority will inspect each and every property not designated for acquisition as shown on Map 1 : Property Map.

Whenever it has been found on inspection that a residential or non-residential property or structure does not meet the objectives, standards, and controls of Chapter VIII of this Plan, the Authority shall within a reasonable period of time after the inspection, give notice of such non-conformance to the owner and to any person or persons other than the owner who may be responsible therefor.

Such notice shall be in writing, addressed to the owner and to any other person or persons required to be notified, at their last known address and shall be sent by certified or registered mail.

Such notice shall state why it is being issued, shall specify the respects in which the property fails to meet the objectives, standards and controls of the plan and shall specify what work is required to bring the property into compliance. Such notice may also set a proposed schedule for beginning and completing each part of the work, provided that a reasonable time is allowed for the performance of any act required.

If, at the end of such period, satisfactory conformance to the standards and objectives of Chapter VIII has not been achieved the Boston Redevelopment Authority may acquire the property, by eminent domain if necessary; provided, however, that the property may be acquired at any time with the consent of the owner.

Section 810 : Technical Assistance

Technical assistance for rehabilitation will be provided by the Boston Redevelopment Authority for the purpose of developing an awareness and understanding of rehabilitation objectives, standards, requirements, and methods; and for the purpose of providing guidance in planning, design, construction, financing, and execution of individual rehabilitation activities as necessary to carry out the provisions of the Urban Renewal Plan.

CHAPTER IX : ZONE DISTRICT CHANGES

Section 901 : Identification of Changes

Zone district changes shall be as shown on Map 3 : Proposed Zone District Changes Plan, submitted herewith as Exhibit C.

Section 902 : Identification of Districts

Zone districts shall be as set forth in the "City of Boston Zoning Regulations," Chapter 488, Acts of 1924, as amended.

In the event that a zoning code for the City of Boston is enacted pursuant to Chapter 665 of Acts of 1956, as amended, zone districts shall be consistent with the types of zoning controls imposed in districts as shown on Map 3 : Proposed Zone District Changes Plan.



CHAPTER X : RELATION OF PLAN TO LOCAL OBJECTIVES

Section 1001 : Conformity to General Plan

The Urban Renewal Plan is in conformity with the General Plan for the City of Boston, and with its Program for Community Improvements.

Section 1002 : Relationship to Definite Local Objectives

The Urban Renewal Plan is consistent with definite local objectives for appropriate land use, improved traffic, public transportation, public utilities, recreational and community facilities, and other public improvements set forth in the General Plan for the City of Boston and in the Program for Community Improvement and is based on general planning and design objectives for the Project Area set forth in Chapter II.

CHAPTER XI : ANTI-DISCRIMINATION PROVISIONS

Section 1101 : Affirmative Covenant

Every agreement, lease, conveyance, or other instrument by which land in the Project Area is disposed of for uses which may include housing or facilities related to residential uses shall include an affirmative covenant binding on the contractor, lessee, grantee, or other party to such instrument and on the successors in interest to such contractor, lessee, grantee, or other party that there shall be no discrimination upon the basis of race, color, creed, or national origin in the sale, lease, or rental or in the use or occupancy of such land or any improvements erected or to be erected thereon; and the Boston Redevelopment Authority will take all steps necessary to enforce such covenant and will not itself so discriminate.

Section 1102 : Compliance with Anti-Discrimination Laws

All property and all transactions affecting or respecting the installation, construction, re-construction, maintenance, rehabilitation, use, development, sale, conveyance, leasing, management of occupancy of real property with the Project Area shall be subject to the applicable provisions of Chapter 151B of the Massachusetts General Laws (Ter.Ed.) as amended, and to all other applicable Federal, State, and local laws prohibiting discrimination or segregation by reason or race, creed, color, or national origin.

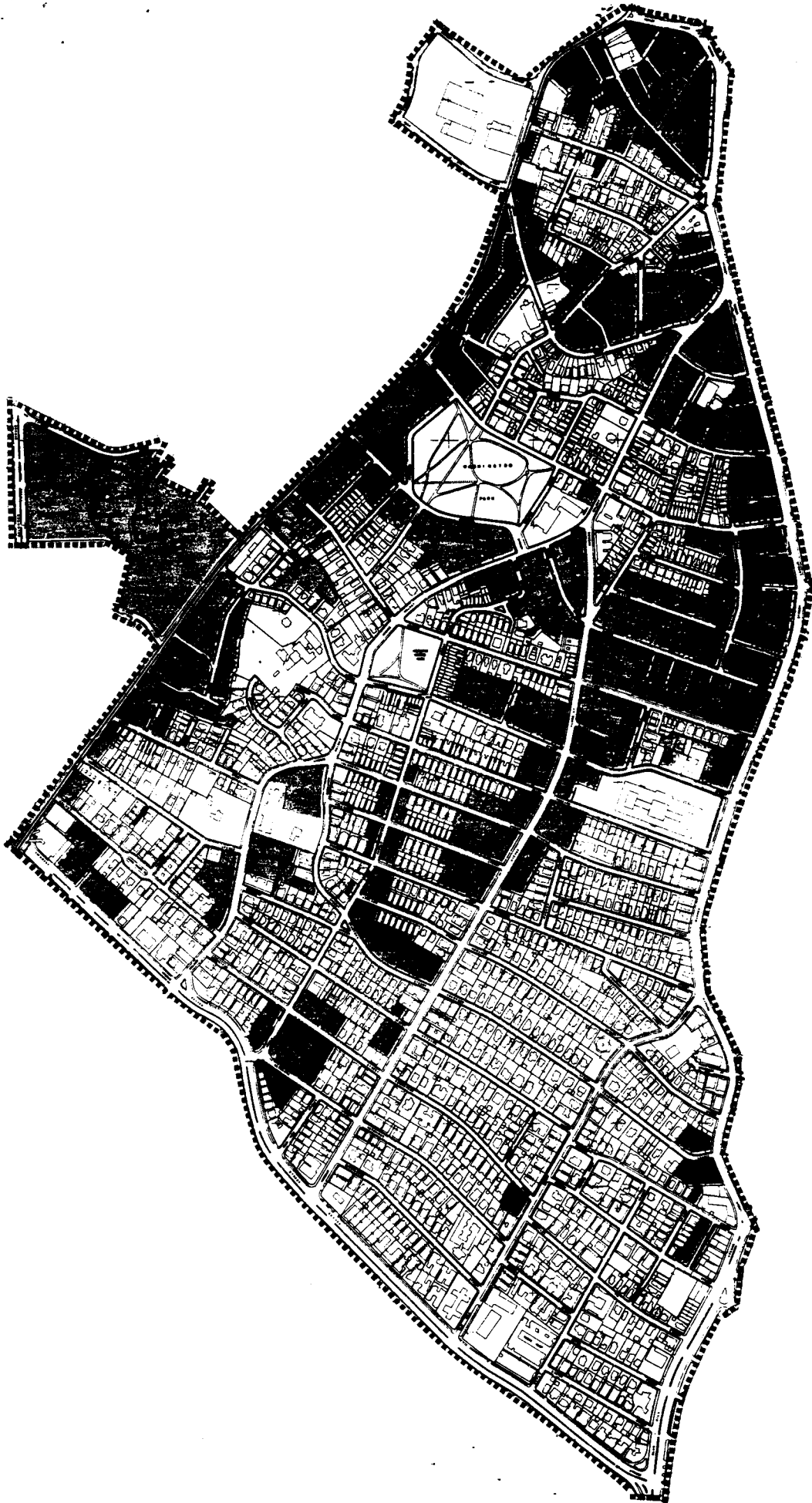
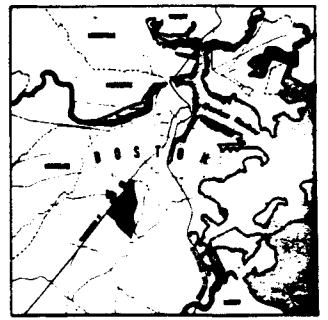
CHAPTER XII : MODIFICATION AND TERMINATION



Section 1201 : Modification

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 is consented to by the Redeveloper or Redevelopers of such part or their successors and assigns. Where proposed modifications will substantially or materially alter or change the Plan, the modifications must be approved by the Boston City Council and the State Division of Urban and Industrial Renewal.

Section 1202 : Termination

This Urban Renewal Plan shall be in full force and effect for a period of forty (40) years from the date of approval of the Plan by the City Council of the City of Boston.

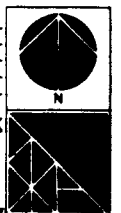


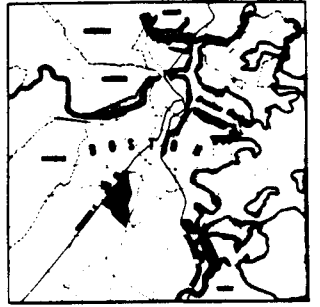
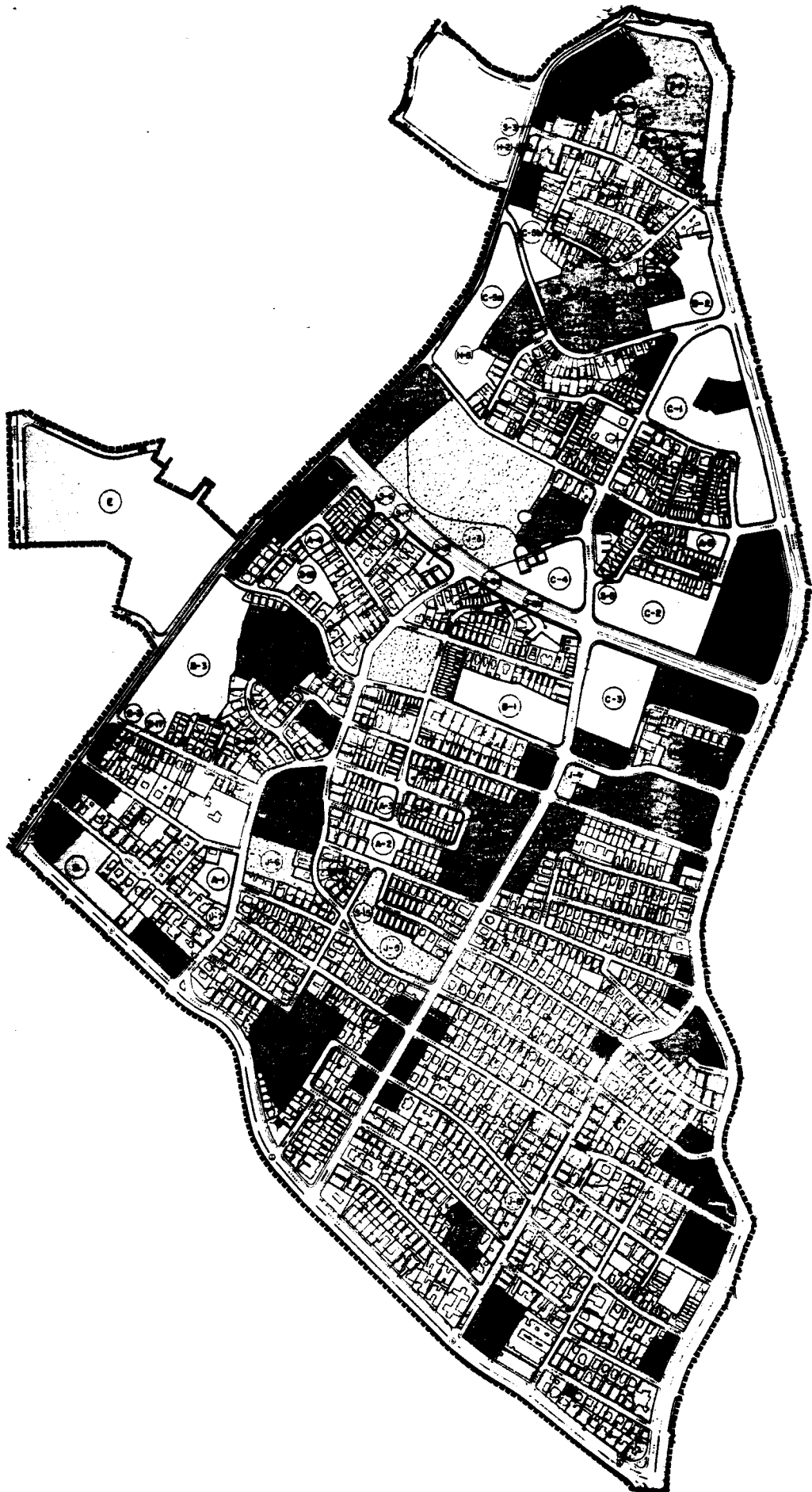
PROJECT BOUNDARY   
PROPERTY TO BE ACQUIRED 

DATE	12-19-62	BY	W. J. ...
SCALE	1" = 200'	PROJECT NO.	R-24
BOSTON REDEVELOPMENT AUTHORITY			

**Washington Park  
Urban Renewal  
Area R-24**

BOSTON REDEVELOPMENT AUTHORITY





- SITE BOUNDARY
- SITE DESIGNATION
- Highway
- Commercial facilities
- Public facilities
- Institutional facilities
- Public recreation areas
- minor adjustments of property lines and rights of way
- PROJECT BOUNDARY
- PROPOSED LAND USE
- residential
- commercial
- industrial
- institutional
- public open space

PROPOSED LAND USE PLAN

Scale: 1" = 200'

DATE: 10-15-63

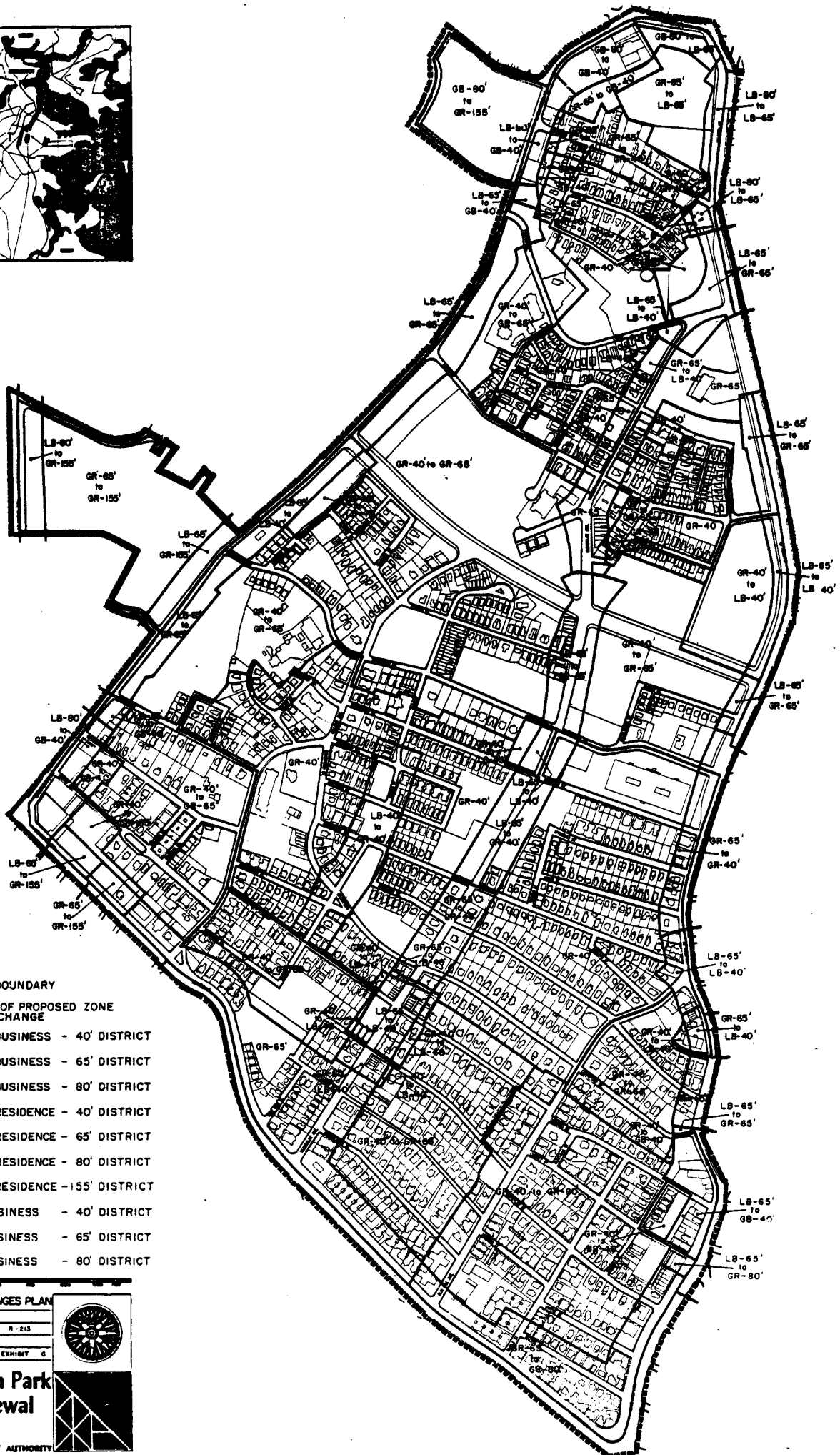
BY: [Signature]

PROJECT: WASHINGTON PARK URBAN RENEWAL AREA R-24

EXHIBIT B

**Washington Park Urban Renewal Area R-24**

BOSTON REDEVELOPMENT AUTHORITY



- PROJECT BOUNDARY
- BOUNDARY OF PROPOSED ZONE DISTRICT CHANGE
- GB-40 GENERAL BUSINESS - 40' DISTRICT
- GB-65 GENERAL BUSINESS - 65' DISTRICT
- GB-80 GENERAL BUSINESS - 80' DISTRICT
- GR-40 GENERAL RESIDENCE - 40' DISTRICT
- GR-65 GENERAL RESIDENCE - 65' DISTRICT
- GR-80 GENERAL RESIDENCE - 80' DISTRICT
- GR-155 GENERAL RESIDENCE - 155' DISTRICT
- LB-40 LOCAL BUSINESS - 40' DISTRICT
- LB-65 LOCAL BUSINESS - 65' DISTRICT
- LB-80 LOCAL BUSINESS - 80' DISTRICT

**ZONE DISTRICT CHANGES PLAN**

DRAWN BY L.V.J. EDL.  
 CHECKED BY A.L.S. DATE R-213  
 SCALE 1" = 200'  
 DATE 12-19-62 PAGE 5 OF EXHIBIT C



**Washington Park  
 Urban Renewal  
 Area R-24**  
 BOSTON REDEVELOPMENT AUTHORITY