

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