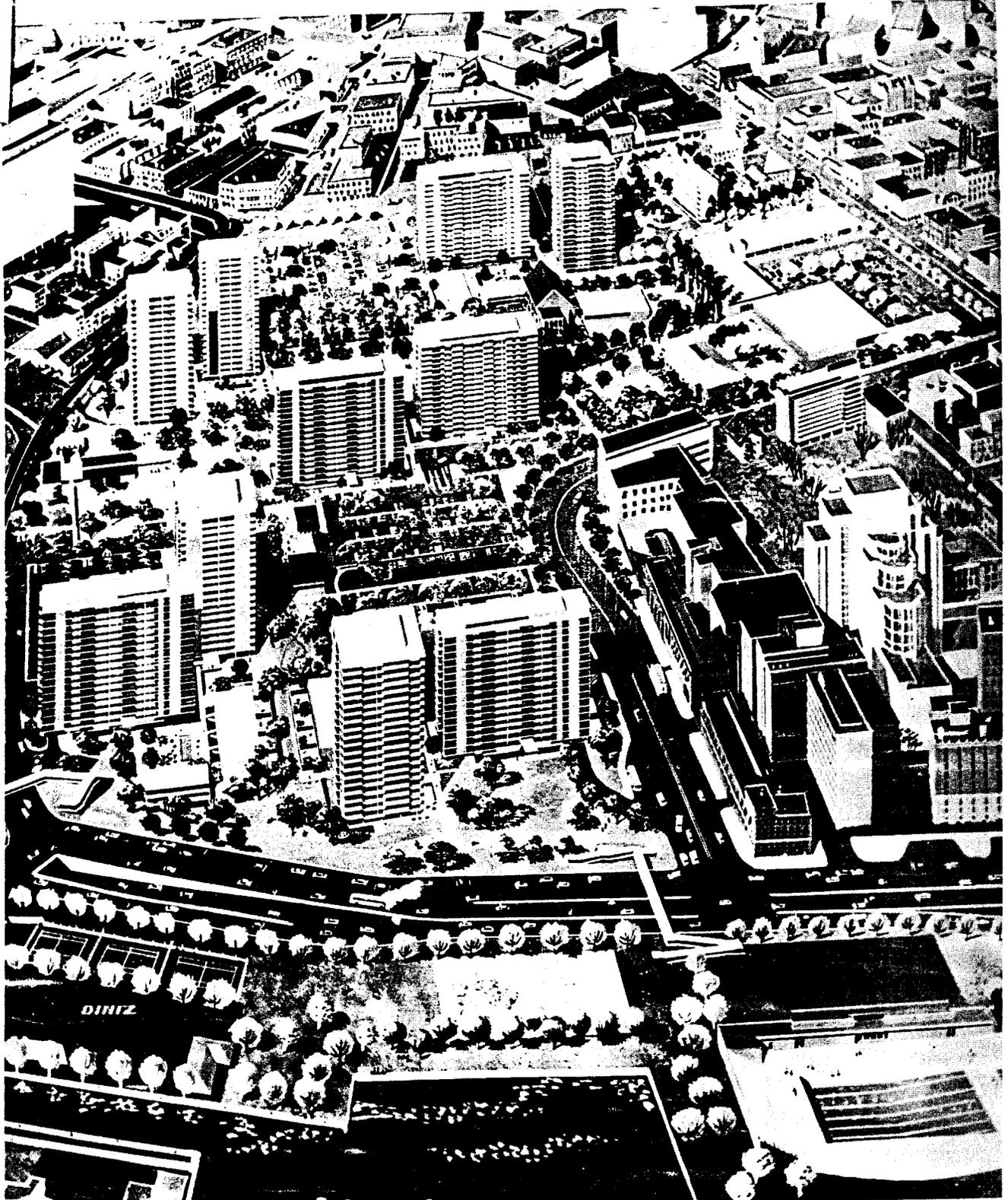


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WEST END LAND ASSEMBLY AND REDEVELOPMENT PLAN

Revised March 1957, May 1957, June 1959

REVISED REDEVELOPMENT PLAN
WEST END LAND ASSEMBLY AND REDEVELOPMENT PROJECT
PROJECT NO. UR MASSACHUSETTS 2-3
BOSTON, MASSACHUSETTS

Revised: June 1959

PREFACE

The Revised Redevelopment Plan for the West End Land Assembly and Redevelopment Project, UR Massachusetts 2-3, consists of the text following on page 1 through page 19 inclusive, which includes the following Maps, designated as:

- Map No. 1 Project Area Plan (Map)
- Map No. 2 Right-of-Way Adjustment Plan (Map)
- Map No. 5 Land Disposition Plan (Map)

SUPPORTING DRAWINGS

- Map No. 3 Proposed Zoning Plan (Map)
- Map No. 4a Sanitary Sewer Plan (Map)
- Map No. 4b Storm Drainage Plan (Map)
- Map No. 4c Water Supply and Fire Hydrant Plan (Map)
- Map No. 4d Road and Easements Plan (Map)
- Map No. 4e-1 Private Utilities Adjustment Plan, Gas (Map)
- Map No. 4e-2 Private Utilities Adjustment Plan, Telephone
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- Map No. 4f Major Grading Plan (Map)

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A. PROJECT LOCATION:

The West End Land Assembly and Redevelopment Project Area, herein-after called the "Project Area", is located in the downtown section of Boston in the County of Suffolk and is bounded as follows:

The project boundary, with the exceptions noted hereinafter, starts at the center point of the junction of Allen Street and Charles Street and running in a northeasterly direction along the center line of Charles Street to a point opposite the northeasterly side lot line of the property now or formerly numbered 395 Charles Street;

thence turning in a southeasterly direction along said side lot line extended to a point which is the northeasterly corner of previously described parcel at 395 Charles Street and the right-of-way line of Charles Street;

thence continuing in a straight line in a southeasterly direction along said side lot line of previously described 395 Charles Street a distance of sixty-one and six one-hundredths (61.06') feet to a point;

thence turning in a northeasterly direction along the southeasterly side lot line of that parcel of land now or formerly numbered 401 Charles Street a distance of eighty and forty-eight hundredths (80.48') feet to a point on the southerly boundary of Charles Street;

thence turning in an easterly direction along the southerly boundary of Charles Street and running a distance of forty-four and eighteen hundredths (44.18') feet across the passageway and along the lot line of that parcel now or formerly numbered 64 Auburn Street to a point which is the point of curvature of an arc that comprises the lot line of 64 Auburn Street;

thence turning in a $N89^{\circ}-33'-29''E$ direction crossing Auburn Street for a distance of fifty-one and sixty-five hundredths (51.65') feet to a point near the northeasterly side of Auburn Street;

thence turning in a $N86^{\circ}-31'-53''E$ direction crossing Leverett Street for a distance of ninety-three and forty-six hundredths (93.46') feet to a point on the northeasterly side of Leverett Street;

thence turning in a $S82^{\circ}-12'-03''E$ direction and running a distance of eighty-five and four hundredths (85.04') feet to a point in the northwesterly side of Brighton Street;

thence turning in a $S71^{\circ}-31'-19''E$ direction and running a distance of nineteen and thirty-eight hundredths (19.38') feet to a point near the center of Brighton Street;

thence turning in a $S54^{\circ}-56'-47''E$ direction and running a distance of thirty and ninety-eight hundredths (30.98') feet to a point;

thence turning in a $N35^{\circ}-03'-13''E$ direction and running a distance of nine and twenty-two hundredths (9.22') feet to a point;

thence turning in a $S71^{\circ}-31'-19''E$ direction and running a distance of fifty-three and one hundredths (53.01') feet to a point on the northwesterly corner of the rear lot line of that parcel of land now or formerly numbered 19 Barton Street;

thence turning in a $S76^{\circ}-23'-49''E$ direction a distance of fifteen and ninety-seven hundredths (15.97') feet more or less along the side lot line of 19 Barton Street;

thence turning in a $N47^{\circ}-48'-37''E$ direction a distance of nine and fifteen hundredths (9.15') feet more or less to a point on the side lot line of 19 Barton Street;

thence turning in a $S42^{\circ}-23'-26''E$ direction a distance of thirteen and fifty-three hundredths (13.53') feet on the side lot line of 19 Barton Street;

thence turning in a $S76^{\circ}-23'-49''E$ direction a distance of thirty-six and eighty-four hundredths (36.84') feet to a point where the northeasterly side lot line of 19 Barton Street intersects the right-of-way of the northwesterly side of Barton Street;

thence crossing Barton Street in a $S77^{\circ}-07'-13''E$ direction a distance of thirty-nine and eighteen hundredths (39.18') feet to a point on the southeasterly side of Barton Street;

thence turning in a $S48^{\circ}-08'-25''$ W direction a distance of three and thirty-three hundredths (3.33') feet along the northeasterly side lot line of the lot now or formerly numbered 16 Barton Street to a point;

thence turning in a $S42^{\circ}-42'-41''$ E direction and running a distance of twelve and thirty-two hundredths (12.32') feet to a point;

thence turning in a $N47^{\circ}-33'-13''$ E direction and running a distance of eleven and thirty-five hundredths (11.35') feet to a point;

thence turning in a $S75^{\circ}-44'-56''$ E direction and running a distance of fifty-three and five hundredths (53.05') feet to a point;

thence turning in a $S73^{\circ}-19'-25''$ E direction a distance of sixty-six and seventy-five hundredths (66.75') feet to a point on the northwesterly right-of-way of Willard Street;

thence in a $N47^{\circ}-48'-33''$ E direction along the northwesterly right-of-way of Willard Street a distance of thirty-two and nine tenths (32.9') feet to a point on the center line of the Surface Road Connection that links the Leverett Street Traffic Circle with Nashua Street;

thence following the center line of the previously described Surface Road Connection in a southeasterly direction to a point which is the intersection of the center lines of the previously described Surface Road Connection and Lowell Street;

thence running in a southeasterly direction along the center line of Lowell Street to a point in Lowell Square which is the intersection of the center lines of Lowell Street and Staniford Street;

thence turning and running in a southwesterly direction along the center line of Staniford Street to a point which is the intersection of the center lines of Staniford Street and Green Street;

thence turning and running in a southeasterly direction along the center line of Green Street to a point which is the intersection of the center lines of Green Street and Staniford Street;

thence turning and running in a southerly direction along the center line of Staniford Street to a point which is the intersection of the center lines of Staniford Street and Cambirdge Street;

thence turning and running in a westerly direction along the center line of Cambirdge Street to a point which is the intersection of the center lines of Cambridge and Blossom Streets;

thence turning and running in a northerly direction along the center line of Blossom Street to a point which is the intersection of the center lines of Blossom Street and Allen Street;

thence turning and running in a northwesterly direction along the center line of Allen Street to a point being the point beginning at the center point of said Allen Street and Charles Street;

EXCEPTIONS:

The following four parcels are specifically excluded from the Project Area although included within the boundary line described on the foregoing pages.

a. A certain parcel of land with schoolhouse buildings thereon situated in Boston, Suffolk County, Massachusetts, and now known as 33 Blossom Street, being shown on a plan by C. L. Patterson, C. E., dated September 15, 1914 and on file with the Boston School Buildings Department, bounded and described as follows;

NORTHERLY by Blossom Street 166.31 feet;

EASTERLY by land now or formerly of the Roman Catholic Archbishop of Boston 84.75 feet;

SOUTHEASTERLY by land now or formerly of said Roman Catholic Archbishop of Boston and Harry F. Hunter et al 26.77 feet;

SOUTHWESTERLY by McLean Court 14.78 feet;

SOUTHEASTERLY by McLean Court 135.67 feet;

SOUTHWESTERLY by land now or formerly of Nathan Baer et al 31.00 feet;

SOUTHERLY by land of said Nathan Baer et al 23.05 feet;

EASTERLY by land of said Nathan Baer et al 1.0 feet;

SOUTHERLY by land of said Nathan Baer et al 17.81 feet;
WESTERLY by Eaton Street 6.50 feet;
SOUTHERLY by North Russell Street 35.96 feet;
WESTERLY by eight lots of land of various ownership 223.46 feet;

containing 33.289 square feet of land more or less according to said plan; with the exception of a strip of land on Blossom Street bounded as follows:

NORTHERLY by Blossom Street 166.31 feet;
EASTERLY by land now or formerly of Roman Catholic Archbishop of Boston 40 feet more or less;
SOUTHERLY by remaining portion of above identified parcel numbered 33 Blossom Street 166.31 feet more or less;
WESTERLY by land now or formerly of Cristo Nasti and City of Boston 40 feet more or less to the point of beginning;

which is to be taken for the widening of Blossom Street.

b. A certain parcel of land with the buildings thereon situated in Boston, County of Suffolk, Massachusetts, now known as 131 Cambridge Street being recorded in Suffolk Registry of Deeds in Book 2028, page 44 and modified by a street widening recorded in Book 4607 page 321 and further identified on assessors' maps of Boston described and bounded as follows:

EASTERLY by land now or formerly of Rose Kanter 82.58 feet;
SOUTHERLY by land now or formerly of Samuel Israel 13.69 feet;
EASTERLY by land of said Samuel Israel 1.57 feet;
SOUTHERLY by land now or formerly of the Pope Company 152.94 feet;
WESTERLY by Cambridge Street 87.27 feet;
NORTHERLY by Lynde Street 160.82 feet;

containing, according to said plan, 14,680 feet;

c. A certain parcel of land with the buildings thereon now numbered 141 Cambridge Street, situated in Boston, Suffolk County, Massachusetts, being shown on a plan made by William S. Crocker, C. E., and dated October 31, 1936, recorded with Suffolk Land Court as case number 17175, bounded and described as follows:

EASTERLY by land now or formerly of Nicholas M. Carchia et al 36.89 feet to a point; thence turning an angle and running along said land of said Nicholas M. Carchia 43.85 feet;
SOUTHERLY by Lynde Street, 133.82 feet;
WESTERLY by Cambridge Street 73.40 feet;
NORTHERLY by land now or formerly of Kathrine Powers, Bertha Ross, Cyrus Sargeant et al, and Margaret Sowa, 68.63 feet;
WESTERLY by land of said Margaret Sowa 0.61 feet;
NORTHERLY by land now or formerly of Marks Mittenthal 19.08 feet;
EASTERLY by land of said Marks Mittenthal 0.45 feet;
NORTHERLY by land of said Marks Mittenthal 2.25 feet;
WESTERLY by land of said Marks Mittenthal 0.95 feet;
NORTHERLY by land of George Holden Tinkham et al and a passageway 44.91 feet;

containing, according to said plan, 10,348 square feet of land.

d. A certain parcel of land with the buildings thereon, situated in Boston, County of Suffolk, Massachusetts, now known and numbered as 66 Chambers Street and 8 Allen Street, being recorded in Suffolk Registry of Deeds with Book 818, page 69; Book 880, page 85; and Book 2385, page 157; further identified on assessors' maps of Boston, described and bounded as follows:

SOUTHEASTERLY by Allen Street 163.70 feet;
SOUTHERLY by Chambers Street 75.85 feet;

NORTHWESTERLY by McLean Street 208.10 feet;
NORTHEASTERLY by land now or formerly of the Roman Catholic Archbishop of Boston
84 00 feet;

containing, according to said plan, 13,099 square feet, more or less, and with the benefit of and
subject to party wall agreements, if any, and insofar as they are now in force and applicable.

B. PLANNING PROPOSALS

1. Execution of the Redevelopment Plan

The Boston Redevelopment Authority, herein called the "Authority" will acquire by purchase, eminent domain or otherwise, all property in the above described Project Area except those specifically excluded and will demolish, remove, relocate or otherwise dispose of all buildings and structures thereon, will rough-grade the land as illustrated on the Major Grading and Site Improvements Plan (Map), No. 4F, will sell or lease for private and public development all land in the Project Area not needed for street and highway purposes, and will dedicate or otherwise transfer to public authorities all land needed for street or highway purposes.

2. Proposed Land Use.

Land in the Project Area shall be devoted to multi-family residential use, commercial use, public and semi-public use, institutional use, public streets and highways, and to commercial uses which are complementary and accessory to multi-family residential use, in accordance with the land use designations hereinafter provided for each parcel as identified on Drawing No. 5 Land Disposition Plan. Between the time of clearance of any portion of land and sale or lease to a redeveloper, the portion of land may be used for interim parking.

This Plan contains accepted standards with respect to land coverage, building bulk, building setbacks, land use density, the provision of schools and playgrounds, and the requirements for all-street parking and loading.

3. Regulation and Controls to be Applied.

Building controls are intended to operate as a system of interacting restrictions, each being a complement and a check to every other, with a flexibility permitting wide latitude in design.

(A) Land Disposition

(1) All land in the Project Area not needed for streets or highway purposes shall be sold or leased for private, semi-public and public development for use in accordance with this Plan.

(2) All land needed for street or highway purposes shall be dedicated or otherwise transferred by the Authority to the City of Boston for such purposes only.

(3) Licenses in the public streets for the sewerage system, water distribution system, gas lines, steam lines, electric lines, telephone lines, and fire alarm and police signal systems necessary to implement this Plan shall be granted by the Authority.

(4) It shall be the sole right of the developer to grant all easements for utilities through his property.

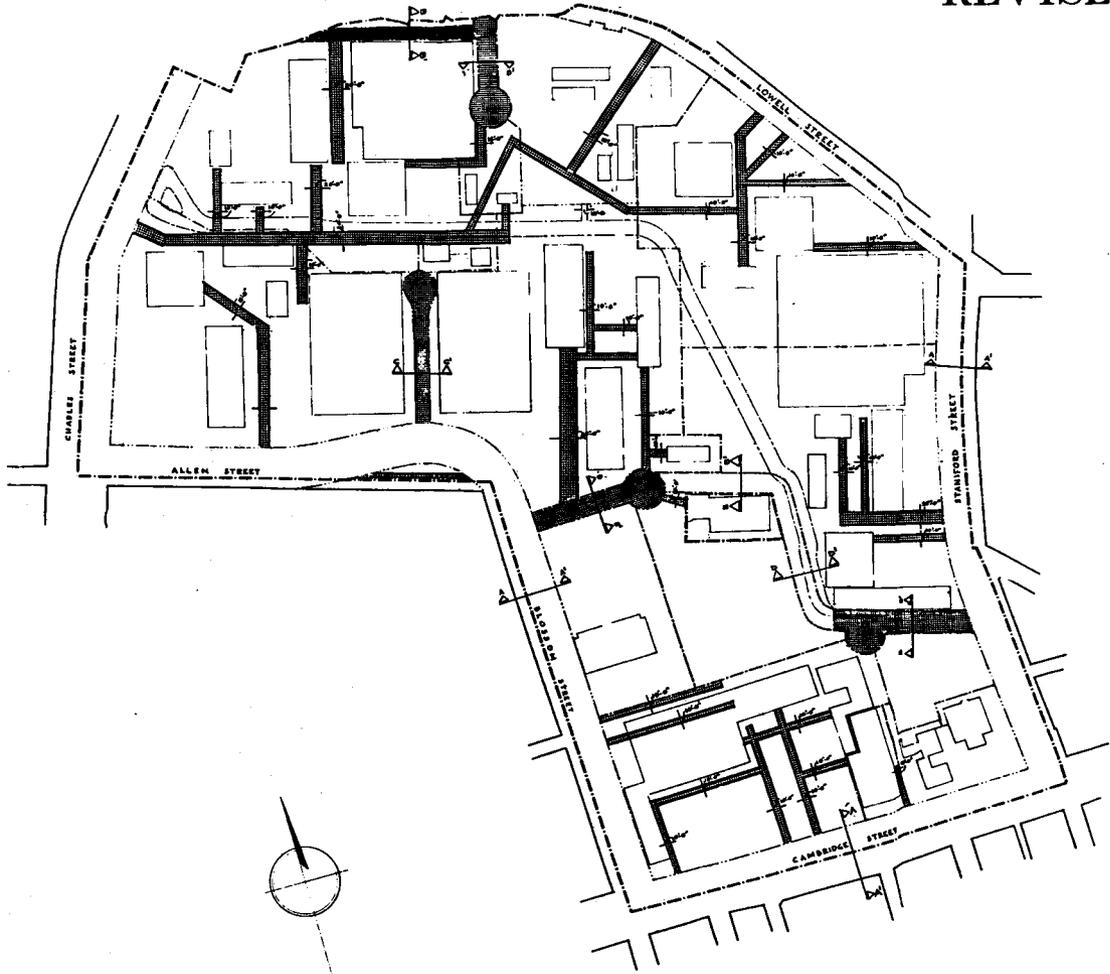
(5) All land designated herein for semi-public institutional uses shall be sold or leased to semi-public entities for their use for such purposes only.

(6) The developer is to purchase all the land of a delivery parcel including that portion of the "public foot path" contained within a delivery parcel. The developer shall grant to the Authority an easement for the construction of the "public foot path" and an easement making the "public foot path" a right-of-way for pedestrian travel. The foot path will be dedicated for public uses and transferred by the Authority to the City of Boston for such purposes only.

(B) Restrictions on the Use of Project Land.

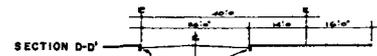
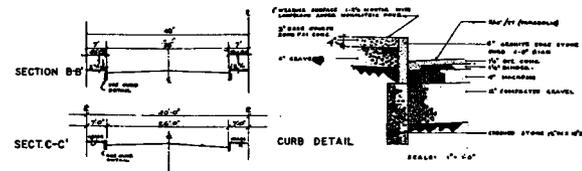
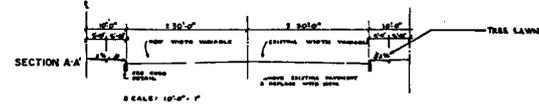
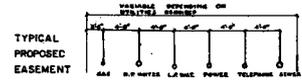
The following restrictions shall be binding and effective upon all purchasers of land, their heirs and assigns, in that section of Boston identified as the West End Land Assembly and Redevelopment Project Area and more particularly described in Part A of this Plan for a period of 50 years from the date of adoption of the Plan by the Boston City Council.

CODE NO. R-321
 REVISED FINAL PROJECT REPORT
 PART I
 APPLICATION FOR
 LOAN AND GRANT
 WEST END PROJECT
 U R MASS 2-3



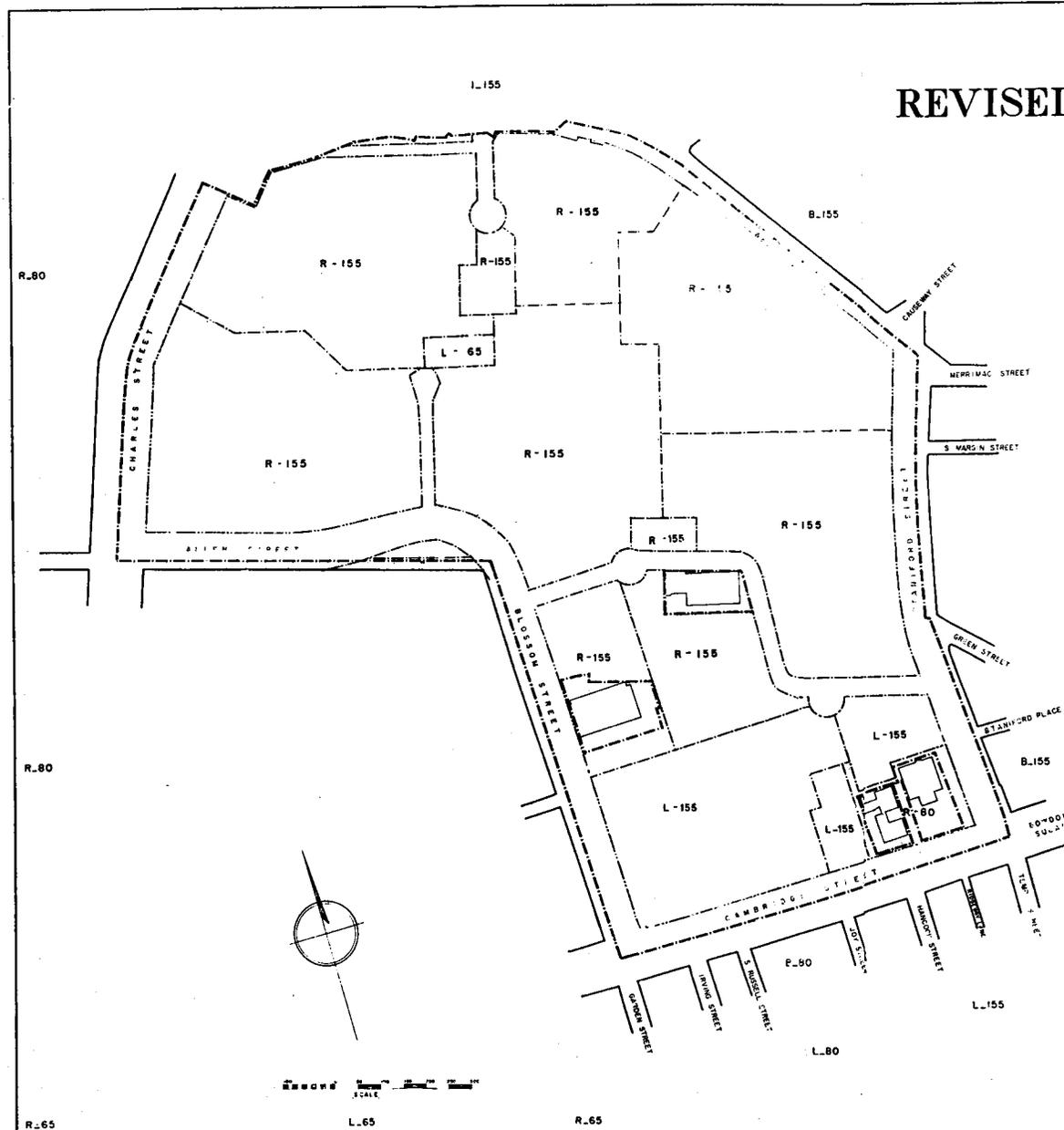
KEY

- PROJECT BOUNDARY LINE
- PROPERTY LINE
- DISPOSITION PARCEL LINE
- EXCLUDED PROPERTY
- PUBLIC & PRIVATE UTILITIES EASEMENT
- PUBLIC RIGHT OF WAY



<p>VICTOR GREEN ASSOCIATES Planning & Engineering</p>		<p>3409 4D</p>	
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CODE NO. R-307A
 REVISED FINAL PROJECT REPORT
 PART I
 APPLICATION FOR
 LOAN AND GRANT
 WEST END PROJECT
 U R MASS 2-3



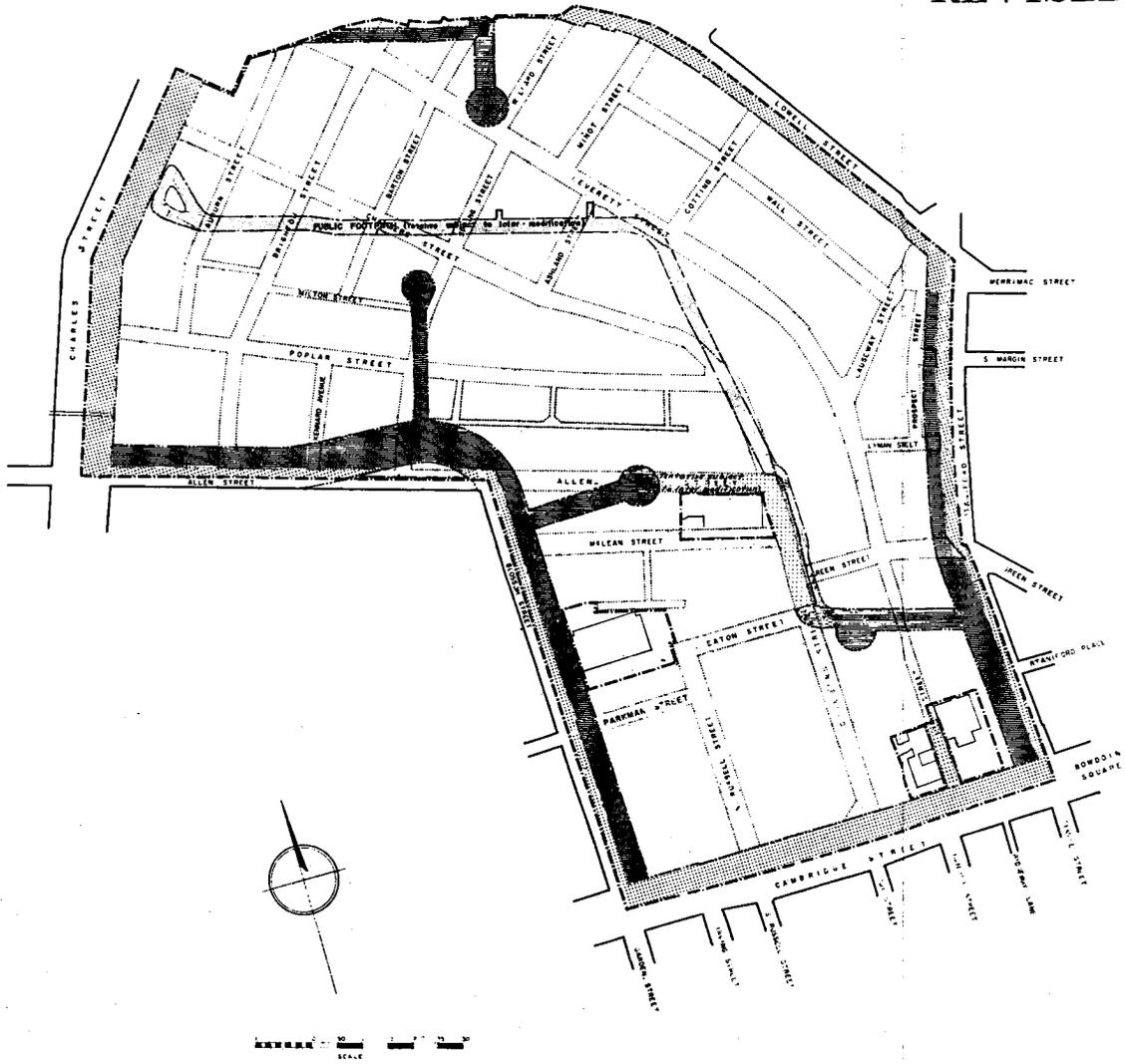
KEY

- PROJECT BOUNDARY LINE
- PROPERTY LINE
- DISPOSITION PARCEL LINE
- EXCLUDED PROPERTY

DISTRICT PROVISIONS

USE DESIGNATION	GENERAL RESIDENCE	LOCAL BUSINESS	GENERAL BUSINESS	INDUSTRY
TYPICAL PERMITTED USES	APARTMENTS ROOMING HOUSES HOTELS	RETAIL THEATRES OFFICES	LIGHT INDUSTRY WAREHOUSES	RESTRICTED INDUSTRIAL USES
HEIGHT LIMITS	35'	L-35		
	65'	R-65	L-65	
	80'	R-80	L-80	B-80
	155'	R-155	L-155	B-155 I-155

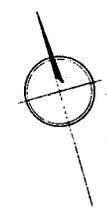
CODE NO R-307A
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 PART I
 APPLICATION FOR
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 WEST END PROJECT
 U R MASS 2-3



KEY

- EXISTING RIGHTS OF WAY TO BE ABANDONED
- EXISTING RIGHTS OF WAY TO REMAIN
- NEW RIGHTS OF WAY TO BE ESTABLISHED
- PROJECT BOUNDARY
- PROPERTY LINE
- PUBLIC FOOTPATH
- EXCLUDED PROPERTY

NOTE: SEE ILLUSTRATIVE MAP (PAGE 47-48)
 FOR DIMENSIONS OF SERVICES AND
 SEE REVERSE SIDE OF PERMITS FOR
 DETAILS.

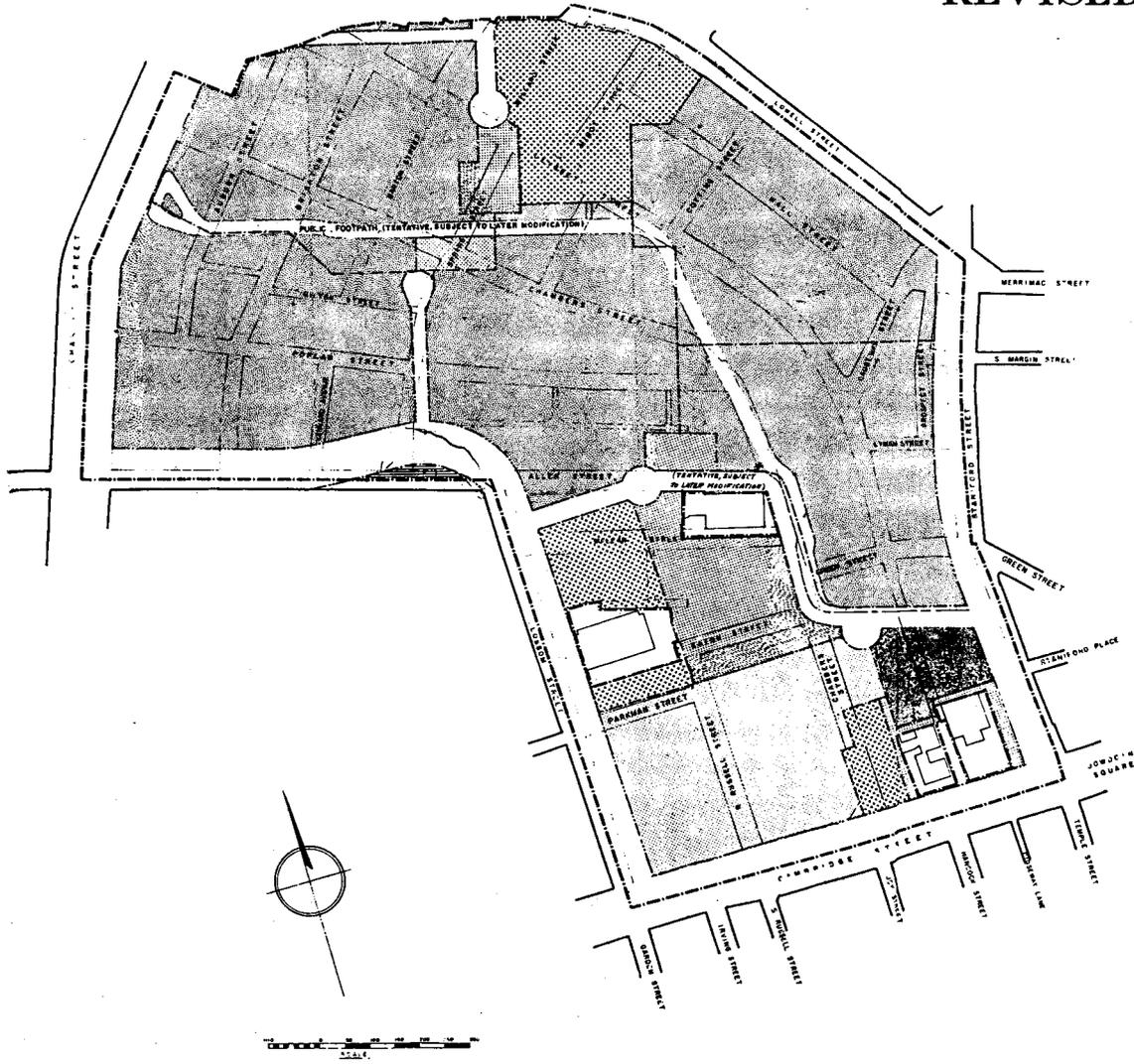


SCALE

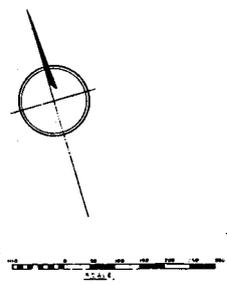
VICTOR SEBEN ASSOCIATES ARCHITECTS & ENGINEERS 100 STATE STREET, SUITE 200 BOSTON, MASSACHUSETTS 02109 TEL: 552-4500 FAX: 552-4501	
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RIGHT OF WAY ADJUSTMENT PLAN

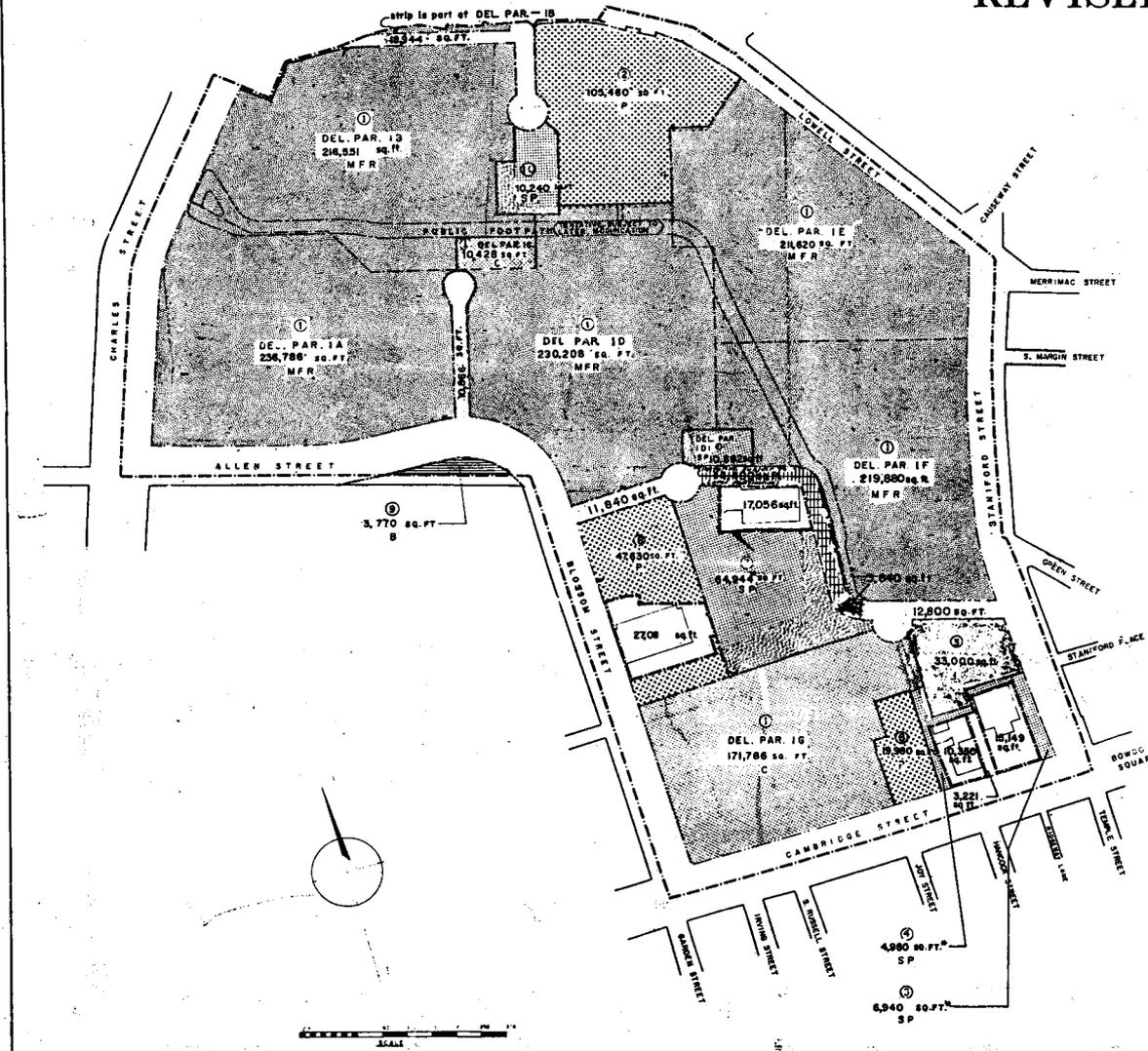
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- KEY
- PROJECT BOUNDARY LINE
 - PROPERTY LINE
 - DISPOSITION PARCEL LINE
 - EXCLUDED PROPERTY
 - [Dotted pattern] COMMERCIAL USE
 - [Cross-hatch pattern] PUBLIC USE
 - [Horizontal lines] SEMI PUBLIC USE
 - [Vertical lines] INSTITUTIONAL USE
 - [Diagonal lines] MULTI FAMILY RESIDENTIAL USE
 - [Wavy lines] BUFFER ZONE
 - PUBLIC RIGHT OF WAY



CODE NO. R-307A
 REVISED FINAL PROJECT REPORT
 PART I
 APPLICATION FOR
 LOAN AND GRANT
 WEST END PROJECT
 U R MASS 2-3



KEY

- PROJECT BOUNDARY LINE
- PROPERTY LINE
- DISPOSITION PARCEL LINE
- EXCLUDED PROPERTY
- C [Pattern] COMMERCIAL USE
- P [Pattern] PUBLIC USE
- SP [Pattern] SEMI PUBLIC USE
- I [Pattern] INSTITUTIONAL USE
- MFR [Pattern] MULTI FAMILY RESIDENTIAL USE
- DEL. PAR. DELIVERY PARCEL
- B [Pattern] BUFFER ZONE
- [Pattern] FOOTAGE REPLEMENTS AREA LESS PROPERTY NOT TO BE ACQUIRED WITHIN DISPOSITION PARCEL
- DELIVERY PARCEL 1D1 IS INCLUDED WITH DELIVERY PARCEL 1D
- note 1. THE AREA OF A DELIVERY PARCEL INCLUDES THE AREA OF THAT PORTION OF THE PUBLIC FOOTPATH WITHIN THE DELIVERY PARCEL

VICTOR GRUSH ASSOCIATES Planning 100 State Street Boston, Massachusetts 02109 Telephone: 617-552-1100	
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LAND DISPOSITION PLAN

Said restrictions shall be automatically extended for successive ten (10) year periods unless terminated by a vote of a majority of the owners with the approval of the Boston City Council.

(1) Land Use: Land in the Project Area shall be used for multi-family residential use, commercial use, commercial uses which are complementary and accessory to multi-family residential use, public and semi-public use, institutional use, public streets and highways as follows:

(a) Parcel 1 - Multi-family and commercial - to be delivered to developers in 7 parcels, delivery schedule to be determined by mutual agreement between the Authority and the developers and incorporated in contract of sale. Parcel 1 shall be subdivided into the following "Delivery Parcels" for use as follows:

- (i) Delivery Parcel 1A - multi-family residential
- (ii) Delivery Parcel 1B - multi-family residential
- (iii) Delivery Parcel 1C - commercial, complimentary and accessory to multi-family residential.
- (iv) Delivery Parcel 1D - multi-family residential; delivery Parcel 1D1 school use alternate multi-family residential use.
- (v) Delivery Parcel 1E - multi-family residential
- (vi) Delivery Parcel 1F - multi-family residential
- (vii) Delivery Parcel 1G - commercial

(b) Parcel 2 - Public use

(c) Parcel 3 - Institutional use

(d) Parcel 4 - Semi-public use

(e) Parcel 5 - Semi-public use

(f) Parcel 6 - Public use - alternate commercial use

(g) Parcel 7 - Semi-public use ✓

(h) Parcel 8 - Public use

(i) Parcel 9 - Landscaped buffer zone

(j) Parcel 10 - Semi-public use - alternate multi-family residential use

(k) The Authority reserves the right to add up to an aggregate 40,000 square feet to the land area of Parcel 7, for the use specified for Parcel 7, out of any one or a combination of the three land areas now allocated to Delivery Parcel 1D, 1D1, and 1F at any time before six months before the disposition, by deed or lease, of any one of said delivery parcels.

(2) Residential Parcels

All areas designated for residential use are subject to restrictions (a) through (f) inclusive, which are listed below:

(a) Building setback and spacing between residential buildings.

The intent of these provisions is to assure adequate and healthful sunlight, light and air, as well as proper privacy, to all dwelling units within the Project Area in relation to each other and to other structures within and adjoining the Project Area.

Buildings containing dwellings shall be deemed to fulfill this requirement if they conform to the following general standards:

(i) Setback from other buildings on the same parcel

$$S1 = \frac{h}{3} + \frac{(L - 30)}{5}$$

(ii) Setback from center line of street or from parcel boundary:

$$S2 = \frac{h}{4} + \frac{(L - 30)}{5}$$

(iii) No side yard shall be required but if used shall be determined by the formula:

$$S3 = 10 \text{ ft.} + \frac{(L - 30)}{5}$$

Where: h = height of taller building except in those cases in which no legally required windows are located on the walls of the lower building facing the taller one. In these cases, h is the height of the lower building.

L = longest dimension of building, except in Parcel 1A, in which L = short dimension of building

S = setback of roof or cornice line

S1 from other building

S2 from center line of street or boundary

S3 sideyard measured in a line perpendicular to the face of the building.

In any case, all residential buildings shall be set back a minimum of ten (10) feet from right-of-way lines.

When a parcel boundary is not parallel to the building line, the required setback shall be defined as the average of the maximum and minimum distance between the building and property line. It shall not be less than 3/4 of the minimum distance.

Variation from these standards will be permitted if the developer demonstrates that the proposed building arrangement will provide a minimum of one hour of sunlight at an angle of more than 30 degrees to the windows of each habitable room on each of at least 200 days of the year and will not prevent a similar standard of sunlight for structures in conforming locations on adjoining parcels.

(b) Ground Coverage in Residential Parcels.

The maximum ground coverage of all buildings, including garages, if any, on each residential parcel of land shall not exceed 18% of the parcel area.

The parcel area used in computing ground coverage shall be the net area which includes the so-called public footpath running through the Project Area as delineated and identified on the Land Disposition Plan (Map), designated as Map No. 5. All of the area within the lot lines shall be included, i.e., for example, parking lots, drives, paths, play areas, landscaped areas, etc.

The area covered by a garage more than five (5) feet and less than two (2) stories in height above grade shall not be included in ground coverage, if 50% or more of the roof is landscaped.

(c) Floor Area Ratio - Residential Parcels.

The sum of the floor area or areas which is defined as the area included within exterior walls, excluding basements and underground garages, shall not exceed 225% of the area of the parcel.

(d) Usable Open Space.

(i) General Requirements

It shall be required that for each dwelling unit 100 square feet of usable open space must be provided.

The developer shall be required to provide a green strip 40 feet deep along Charles Street extending from the intersection of Allen and Charles Streets to the pedestrian overpass at the traffic circle on Charles Street. All areas not covered by paths, walks, planting boxes, shrubs, and trees shall be covered with six inches of loam, fertilized and sown with permanent grass seed.

At least six shade trees with a trunk of four inches caliber shall be provided for the green strip.

A minimum of 10% of the area of the green strip shall be covered by planting boxed and/or permanent shrubs.

At least two means of access to the green strip shall be provided for all residents of the Project Area.

(ii) Usable Open Space.

Defined as that part of the ground area which is devoted to outdoor recreational use or to landscaped areas. It excludes private roadways open to vehicular transportation, accessory offstreet parking space and accessory offstreet loading berths.

Usable open space must be structurally safe and adequately surfaced and protected. It must be accessible and available at least to all occupants of dwelling units for whose use this space is required.

Substitution of roof space of garages not over 2 stories high for required usable open space: Open space on the roof of garages not over 2 stories high may be substituted for part of the required usable open space and if so substituted each square foot of roof space shall be considered the equivalent of one square foot of usable open ground space, subject to the following conditions:

– such open space on the roof shall have a minimum dimension of 15 feet, measured from the inside of the parapet or railing or to the exterior of any wall or other obstruction projecting up above the roof level,

– such open space on the roof shall be free of all obstructions except for arbors, trellises, planting boxes, awnings and canopies, plumbing vents and recreational equipment,

– such open space on the roof shall be suitably surfaced and shall be protected by a high parapet, fence or other suitable safeguard.

(e) Landscaping.

(i) All areas not covered by plazas, structures, walks, driveways, parking lots and hard-surfaced play areas shall be covered with six inches of loam, fertilized and sown with permanent grass seed. The developer shall landscape the green areas appropriately with trees and shrubs.

(ii) Owners of property abutting on a public walkway shall be responsible for maintaining that portion of said easements which is in lawn and shrubbery and between their lot lines and the public sidewalks. Owners of the property shall also be responsible for installing and maintaining all lawn spaces between public sidewalks for curbs.

(iii) The developer may, without application, pave over easements for public utilities and/or install driveways, lawns, parking spaces, plazas, and play yards. In the event the developer desires to erect any structures or to plant any trees or shrubs over easements, he shall be required to apply for permission for the proper jurisdiction.

(f) Parking and Access Drives.

(i) Off-street parking and garage spaces shall be provided in the ratio of three spaces for each five dwelling units, with a minimum average of 300 square feet per parking space which includes maneuvering space. All parking areas and drives shall be paved with a water repellent bituminous surface or concrete and shall be properly drained.

(g) Design Standards for Parking Areas.

(i) Access drives to parking areas and garages shall be at least 18 feet but not more than 24 feet wide at sidewalk.

(ii) All off-street parking spaces which are assigned to or rented for tenant parking shall be within 300 feet of dwellings so assigned or rented. At least one space per ten dwelling units shall be in open lots and shall be available for the visitors of tenants. Distance in excess of 200 feet from parking area to building entrance shall be under cover.

(iii) All parking installs shall be set twenty (20) feet from the peripheral street lines except where a modification is granted under clause G3, variances of restrictions and controls.

(3) Commercial Parcels

The following restrictions shall apply to Parcel 1, Delivery Parcel 1G, designated for commercial use.

(a) No uses other than the following shall be permitted thereon:

- (i) Generally recognized retail stores
- (ii) Personal service shops for direct service to the customers
- (iii) Business and professional offices
- (iv) Dry cleaning pick-up stores.
- (v) Laundries and bakeries, provided the service of not more than a total of ten full-time people is utilized therein in all operations.
- (vi) Interior decorators
- (vii) Photographic studios
- (viii) Restaurants and hotels
- (ix) Institutional uses
- (x) Bowling alleys if effectively sound-insulated
- (xi) Uses accessory to any of the above permitted uses

(b) An overall design of the signs on all store fronts shall be prepared by the developer's architect and shall be submitted with the developer's plans to the Boston Redevelopment Authority for approval, which approval shall not be unreasonably withheld. Permanent flat signs against the front face of store buildings may be erected on that portion of the building which is more than eight feet above the grade line.

Ground signs relating to parking lots may be erected, provided that the appearance of said signs is in general conformity with the esthetic concepts of the development.

(c) Buildings shall be set back a minimum of eight (8) feet from all street rights-of-way.

(d) There shall be a minimum of three parking spaces for each one thousand (1000) feet of the floor rental area in the buildings. All parking areas and drives shall be paved with a waterrepellent, dust-free bituminous surface.

All parking lots abutting on a street shall provide a fence, wall or bumper or other means adequate to protect the public walk.

All parking lots shall be properly drained.

(e) Off-street loading space must be provided at the minimum standards listed below:

Square Feet of Floor Area of Structure	Required Number of Berths
25,000 up to & including 40,000	1
40,001 up to & including 100,000	2
100,001 up to & including 160,000	3

(i) A single berth shall be a minimum of twelve (12) feet wide. When there are several contiguous berths the minimum width shall be ten (10) feet.

(ii) The minimum clear height shall be fourteen (14) feet.

(iii) The minimum length shall be thirty-five (35) feet, exclusive of access aisles and maneuvering space.

(iv) Definition of Floor Area: "Floor Area" shall mean the gross floor area used or intended to be used for service to the public as customers, patrons, clients, or patients, including areas occupied by fixtures and equipment used for display or sale of merchandise. It

shall not mean floors or parts of floors used principally for non-public purposes, such as the storage, incidental repair, processing or packaging of merchandise for show windows or for offices incidental to the management or maintenance of stores or buildings. Parts of floors used principally for toilet or rest rooms, or for utilities, or for fitting rooms, dressing rooms or alteration rooms shall also be excluded from the definition of floor area.

(v) In no case shall the required off-street loading space be part of the area used to satisfy the off-street parking requirement of this regulation.

(vi) Collective action relative to off-street parking and loading: Nothing in this requirement shall be construed to prevent the joint use of off-street parking or off-street loading space for two or more buildings, or uses provided the total of such spaces, when used together, shall not be less than the sum of the requirements for the various individual uses computed separately.

(f) Landscaping: An equivalent of five (5) per cent of the gross floor area of commercial parcels shall be landscaped, however it shall not be less than 3,000 feet and need not exceed a maximum of 9,000 square feet.

(g) Building Height: Building height on the commercial parcels shall be governed by the Boston Building Code and Zoning Regulations.

(h) Convenience Shopping: An area, not to exceed fifteen thousand (15,000) square feet and identified as Parcel 1, Delivery Parcel 1C, shall be used for convenience shopping. The Shops will be permitted to be part of an apartment house structure.

The following restrictions shall apply to Parcel 1, Delivery Parcel 1C, designated for commercial use.

(a) No use other than the following shall be permitted thereon:

- (i) Generally recognized retail stores
- (ii) Personal service shops for direct service to the customers
- (iii) Dry cleaning pick-up stores
- (iv) Other uses complimentary to multi-family residential areas
- (v) Paragraphs (b), (c), (e) and (f) under B (3) commercial parcels apply to Parcel 1, delivery Parcel 1C.

(4) Public, Semi-public, Institutional Parcels.

Public, semi-public and institutional parcels are subject to the following controls:

(a) On all semi-public and institutional parcels the building setback lines, spacing of buildings, building height, off-street parking and loading shall be subject to the approval of the Boston Redevelopment Authority.

(b) Parcel 6 – Public Use: If not used for this purpose, will be incorporated into Parcel 1, Delivery Parcel 1G, designated for commercial use.

(c) Parcel 7 – Semi-public Use.

(d) Parcel 10 – Semi-public use. If not used for this purpose, will be incorporated into Parcel 1, delivery Parcel 1B, designated for multi-family residential use.

(e) On all public parcels the building setback lines, spacing of buildings, off-street loading and parking requirements shall be subject to the approval of the Boston Redevelopment Authority.

(5) Notwithstanding any other provision in this Plan, land in the Project Area shall not be used for industrial use or for advertising signs, except those used to advertise apartments for rent, which shall not be located above the first floor level; those used in connection with business to advertise services or goods identified with the premises are excepted, but billboards of all types are specifically prohibited.

(6) Zoning.

The type, size and proposed use of buildings shall conform to the City of Boston Zoning Regulations, Chapter 488, Acts of 1924, Amended by:

Chapter 219 of 1925
Chapter 350 of 1926
Chapter 220 of 1927
Chapter 70 of 1928
Chapter 137 of 1928
Chapter 88 of 1929
Chapter 347 of 1930
Chapter 16 of 1931
Chapter 180 of 1931
Chapter 143 of 1932
Chapter 204 of 1933
Chapter 210 of 1934
Chapter 240 of 1935
Chapter 373 of 1941
Chapter 198 of 1946
Chapter 165 of 1948
Chapter 203 of 1948
Chapter 214 of 1948

The Zoning Map prepared by the Boston City Planning Board, dated March 15th, 1924, as amended May 11, 1924, and as amended from time to time by the Board of Zoning Adjustment shall further be amended as indicated on the Map entitled "Proposed Zoning Plan" (Map), which is incorporated herein and made a part of this Plan and identified as Map No. 3.

(7) Buildings – Design and Construction.

Plans for all buildings shall be prepared by a competent architectural firm and shall bear the seal of the responsible architect.

All residential buildings shall be fireproof, Type 1 construction, as defined in the Boston Building Code, Chapter 479, Acts of 1938, Section 126, as amended to the date of approval of this Plan by the Mayor and the City Council of the City of Boston, except for the three-story buildings as provided for in the approved site plan for this Project Area, which shall be Type IV construction, as defined in the Boston Building Code, Chapter 479, Acts of 1938, Section 126, as amended to the date of approval of this Plan by the Mayor and the City Council of the City of Boston.

All non-residential buildings shall be fire proof, Type 1 construction or semi-fire proof, Type II construction, as defined in the Boston Building Code, Chapter 479, Acts of 1938, Section 126 and 127 respectively, as amended to the date of approval of this Plan by the Mayor and the City Council of the City of Boston, except for three story buildings as provided for in the approved site plan for this Project Area, which shall be Type IV construction, as defined in the Boston Building Code, Chapter 479, Section 126, Acts of 1938, as amended to the date of approval of this Plan by the Mayor and the City Council of the City of Boston.

C. RELATIONSHIP OF REDEVELOPMENT PLAN TO LOCAL OBJECTIVES

1. This Plan is in conformity with the General Plan for the City of Boston as it now exists.
2. This Plan is in conformity with the Capital Improvement Program for the period 1956 to 1961 for the City of Boston.
3. This Plan complies with the local objectives of the City of Boston as to suitability of land uses, density, improvement traffic, public transportation, public utilities, recreational facilities and community facilities, and other public improvements. This Plan conforms to the following local objectives:
 - (a) The elimination of substandard residences.
 - (b) The elimination of the under-utilized, over-age Mayhew School.
 - (c) The elimination of narrow, costly, out-moded streets and public utilities.
 - (d) The provision of new standard residential units to provide a stable neighborhood.
 - (e) The provision of a new elementary school on an adequate site plus the enlargement of play area round the Blackstone Junior High School and provision of land for a proposed gymnasium.
 - (f) The reduction of traffic congestion by the provision of new, wide streets and provision for off-street parking.

D. SITE PREPARATION PLAN:

1. Streets and Highways.

Streets and highways shall be constructed, re-constructed or vacated by the Authority or other public entities as shown on the Right-of-Way Adjustment Plan (Map), which is hereby incorporated in and made a part of this Plan and which is identified as Map No. 2.

2. Sewer Improvements.

Sewer improvements and changes shall be made by the Authority or other public entities in order to effectuate the redevelopment plan. The attached Sanitary Sewer Plan (Map) is for illustrative purposes and identified as Map No. 4f.

3. Water System

Water system improvements and changes shall be made by the Authority or other public entities in order to effectuate the redevelopment plan. The attached Water System and Fire Hydrant Plan (Map), is for illustrative purposes and identified as Map No. 4c.

4. Rough Grading

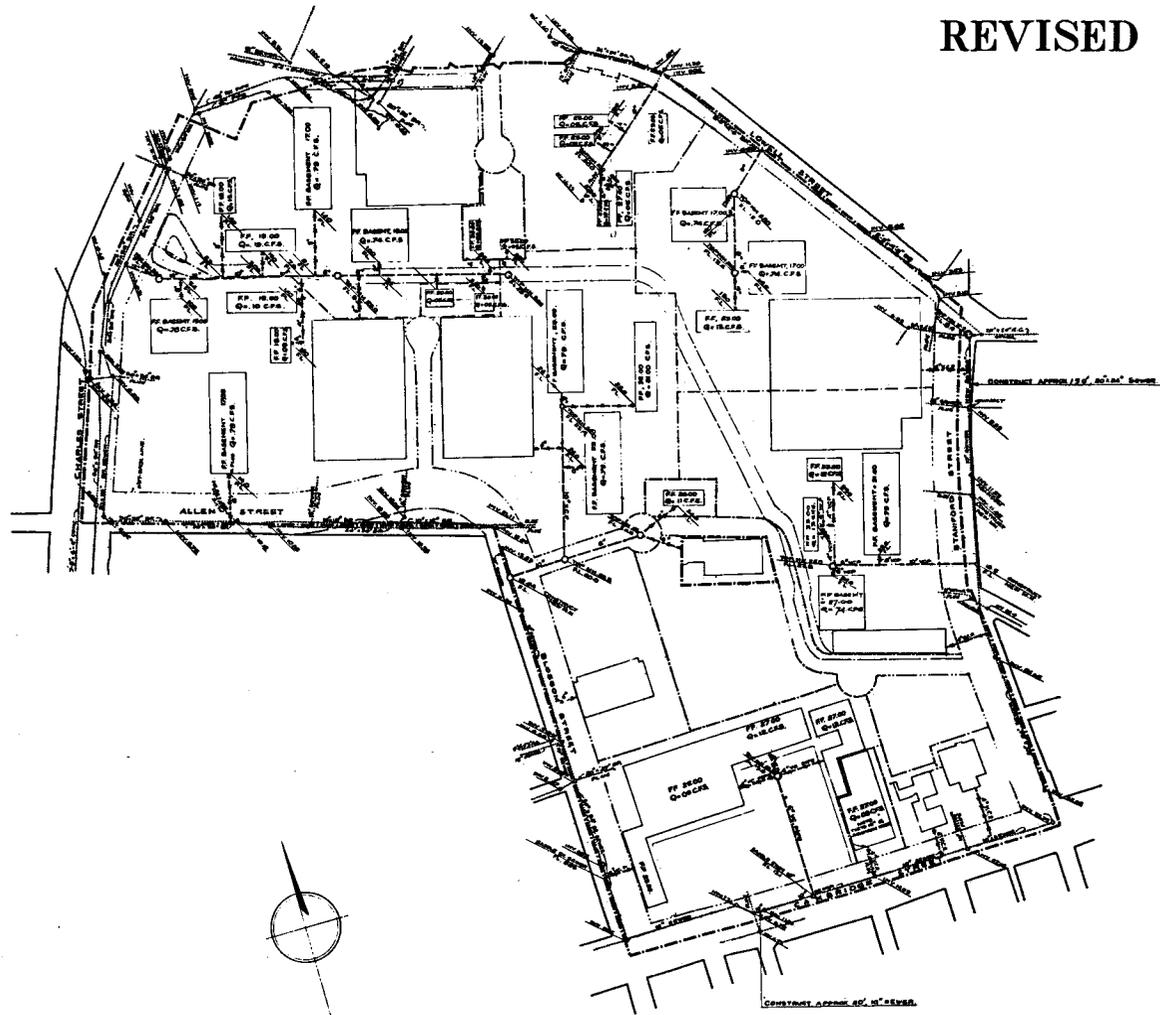
Rough grading changes shall be made by the Authority in order to effectuate the Redevelopment Plan. The attached Grading Plan (Map), is for illustrative purposes, and identified as Map No. 4f.

5. Drainage Improvements.

Drainage improvements and changes shall be made by the Authority or other public entities in order to effectuate the redevelopment plan. The attached Storm Drainage Plan (Map), is for illustrative purposes and identified as Map No. 4b.

6. The Boston Redevelopment Authority shall deliver all land with utilities installed as illustrated in this Plan and on Maps Nos. 4a, 4b, 4c, 4f.

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 WEST END PROJECT
 U R MASS 2-3



KEY

- PROJECT BOUNDARY LINE
- PROPERTY LINE
- DISPOSITION PARCEL LINE
- EXCLUDED PROPERTY
- EXISTING SANITARY SEWERS
- NEW SANITARY SEWERS (MAIN LINES)
- EXISTING MANHOLES
- NEW MANHOLES
- INV INVERT ELEVATION
- LATERALS FROM MAIN LINE TO BUILDINGS TO BE INSTALLED BY DEVELOPERS. MAIN LINES INSTALLED BY AUTHORITY.

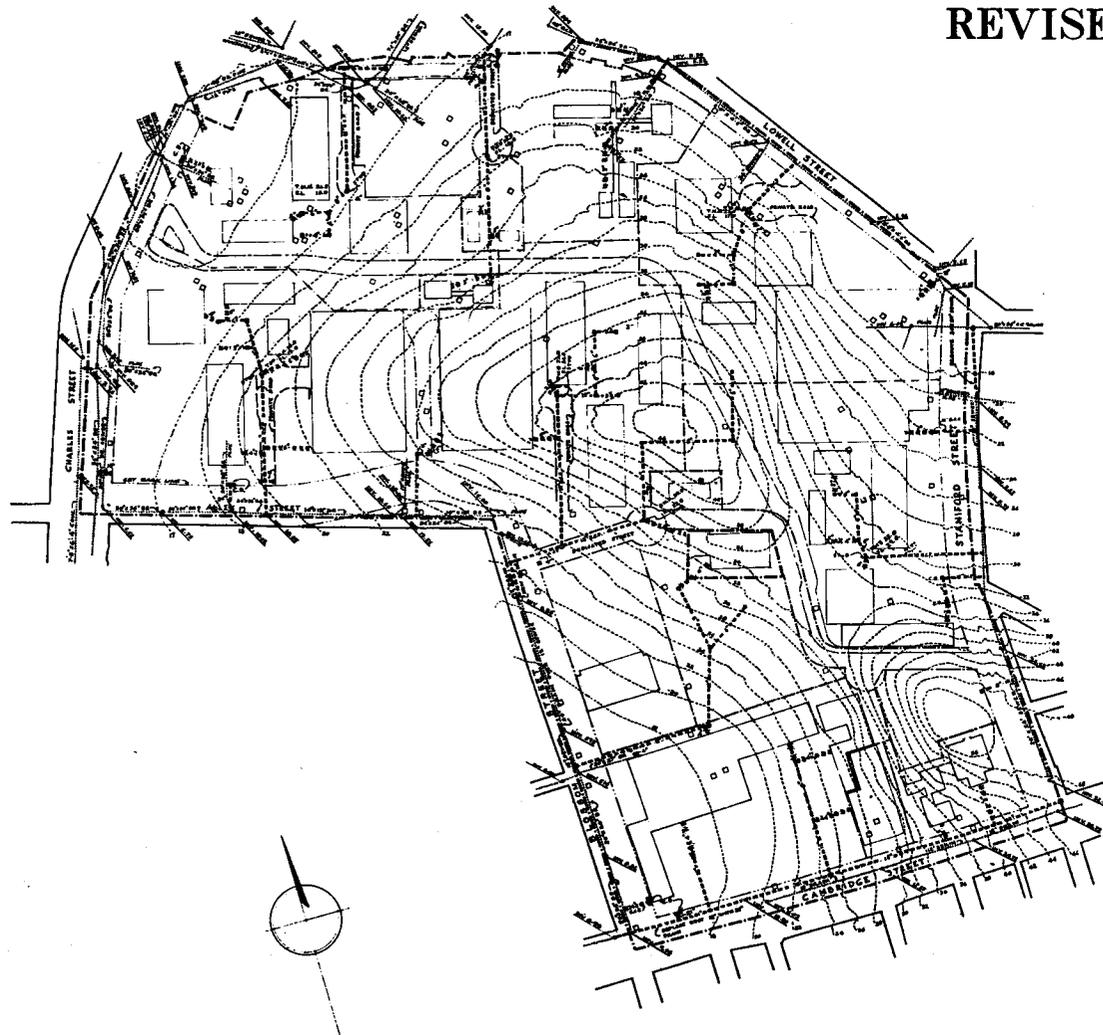
NOTE: THIS PLAN IS A PRELIMINARY DESIGN AND SHOULD NOT BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE ENGINEER. THE ENGINEER'S OFFICE SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION ON THIS PLAN. ANY CHANGES TO THIS PLAN SHALL BE MADE BY THE ENGINEER'S OFFICE. THE ENGINEER'S OFFICE SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION ON THIS PLAN. ANY CHANGES TO THIS PLAN SHALL BE MADE BY THE ENGINEER'S OFFICE.

SCALE

VICTOR EGGEN ASSOCIATES ENGINEERS AND ARCHITECTS 1000 WEST 10TH AVENUE DENVER, COLORADO 80202	
PROJECT NO. R-321 SHEET NO. 3409 DATE: 11/19/78	DRAWN BY: [Name] CHECKED BY: [Name]

SANITARY SEWERS PLAN

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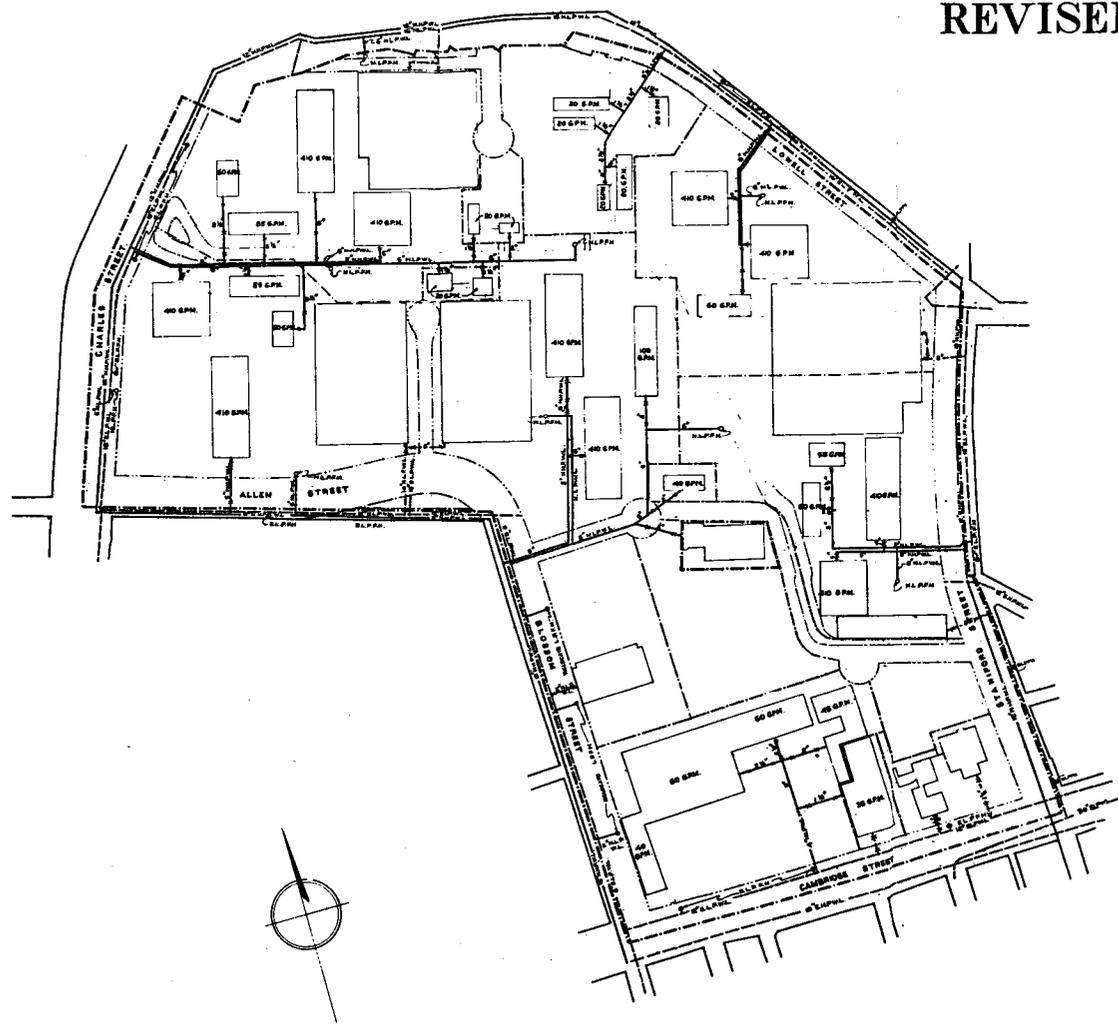
KEY

- PROJECT BOUNDARY LINE
- PROPERTY LINE
- DISPOSITION PARCEL LINE
- EXCLUDED PROPERTY
- EXISTING STORM DRAINS
- NEW STORM DRAINS *
- INV INVERT ELEVATION
- o EXISTING MANHOLES
- o NEW MANHOLES
- EXISTING CATCH BASIN
- NEW CATCH BASIN
- * LATERALS FROM MAIN LINE TO BUILDINGS TO BE INSTALLED BY DEVELOPERS. MAIN LINES INSTALLED BY AUTHORITY.

NOTE: ALL UTILITIES AND OTHER INFORMATION NOT SHOWN ON THIS PLAN ARE SUBJECT TO THE RECORDS OF THE MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS. THE LOCATION OF UTILITIES SHOWN ON THIS PLAN IS NOT GUARANTEED.

GRAPHIC SCALE

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KEY

- PROJECT BOUNDARY LINE
- PROPERTY LINE
- DISPOSITION PARCEL LINE
- EXCLUDED PROPERTY
- ELPWL --- EXISTING LOW SERVICE WATER LINE
- NLPWL --- NEW LOW SERVICE WATER LINE *
- ELHVL --- EXISTING HIGH SERVICE WATER LINE
- NHVL --- NEW HIGH SERVICE WATER LINE *
- GPM. GALLONS PER MINUTE
- ELPFH ○ EXISTING LOW PRESSURE FIRE HYDRANT
- NLPFH ○ NEW LOW PRESSURE FIRE HYDRANT
- NHPPH ● NEW HIGH PRESSURE FIRE HYDRANT
- * LATERALS FROM MAIN LINE TO BUILDINGS TO BE INSTALLED BY DEVELOPERS. MAIN LINES INSTALLED BY AUTHORITY.

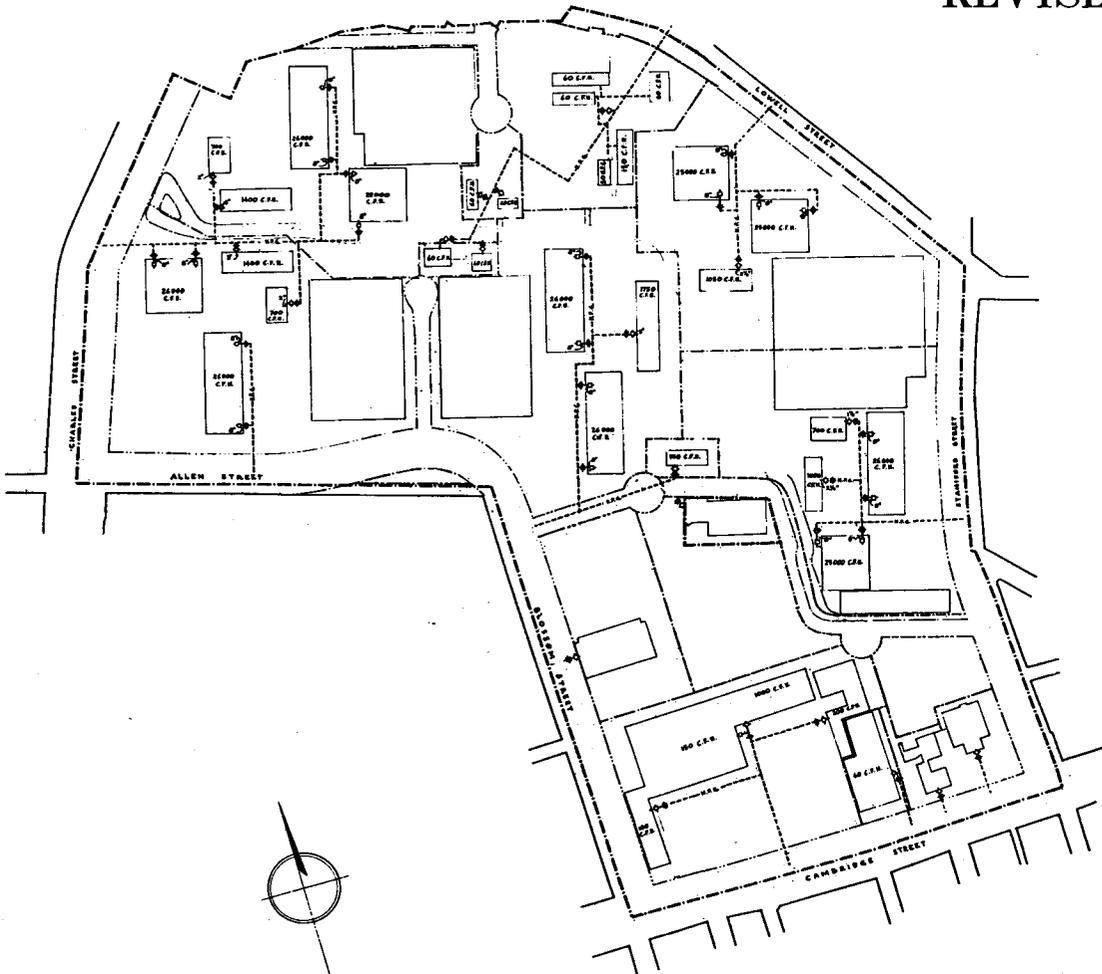
NOTE: * ALL UTILITIES AND OTHER SERVICES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE USER SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES AND OTHER SERVICES PRIOR TO CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND OTHER SERVICES.

SCALE

VICTOR GREEN ASSOCIATES Planning • Architecture • Engineering	
PROJECT NO. R-321 SHEET NO. 40	DATE: 11/15/88

WATER SUPPLY & FIRE HYDRANT PLAN

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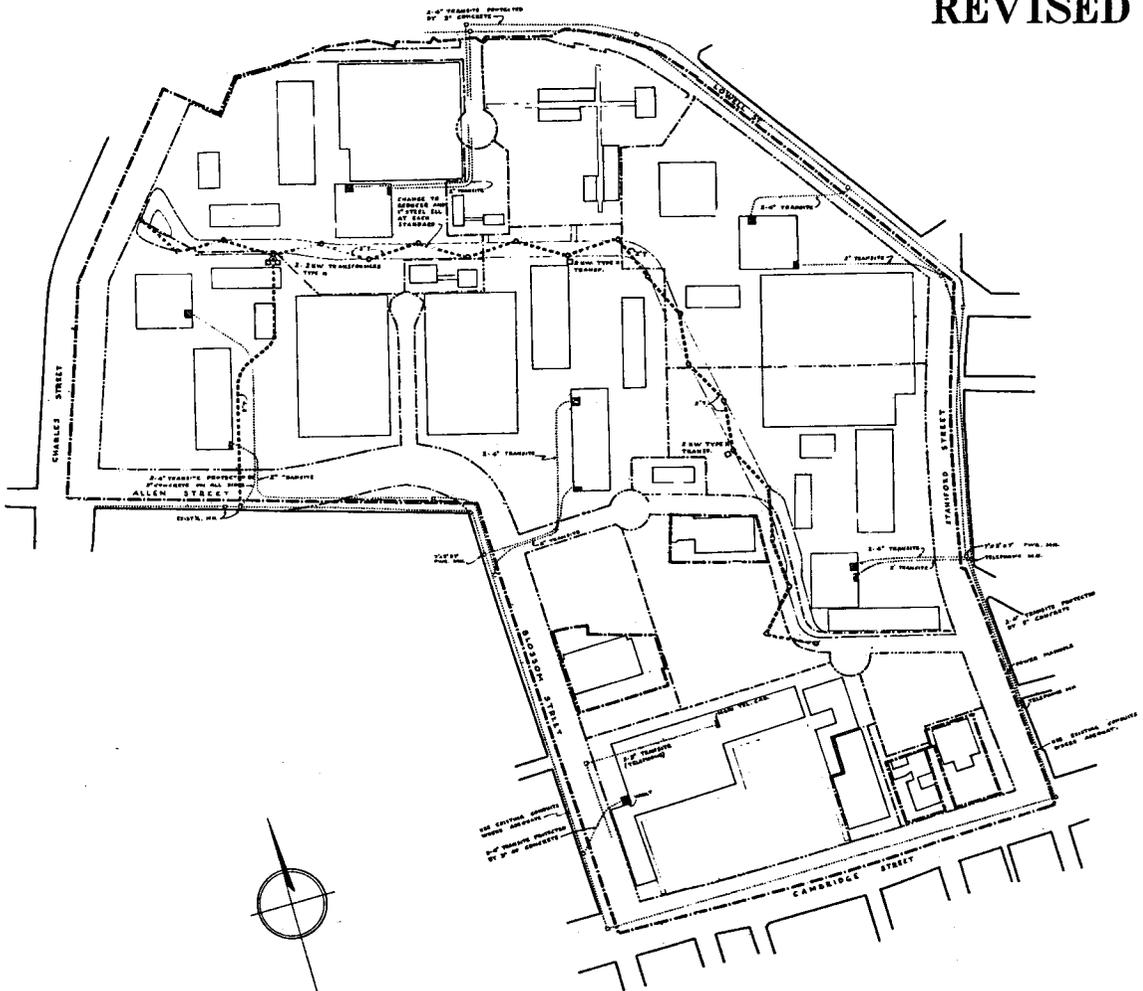
KEY

- PROJECT BOUNDARY LINE
- PROPERTY LINE
- DISPOSITION PARCEL LINE
- EXCLUDED PROPERTY
- HIGH PRESSURE GAS
- ⊗ METER IN BASEMENT
- ⊕ PRESSURE REGULATOR VALVE IN PIT
- ⊗ METER IN PIT

NOTES
 1. GAS DELIVERED AT 8" W.C. FROM GAS PRESSURE REGULATOR VALVE,
 5% / 100' DROP
 2. HIGH PRESSURE GAS TO REGULATOR BY GAS CO.



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KEY

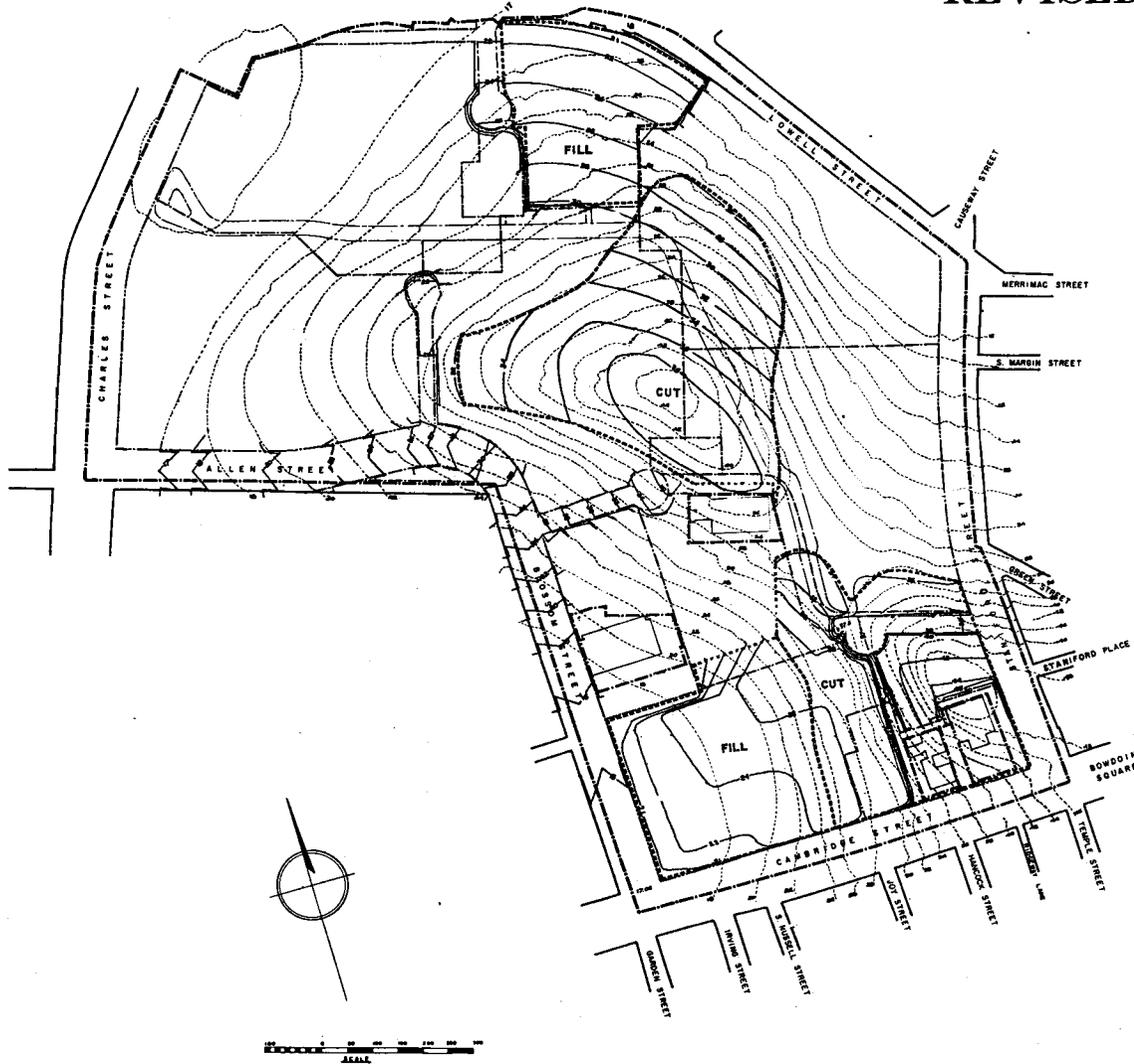
- PROJECT BOUNDARY LINE
- PROPERTY LINE
- · - · - · DISPOSITION PARCEL LINE
- · · · · EXCLUDED PROPERTY
- · · · · 2" & 4" TRANSITE
- · · · · 2" HEAVY "TRANSITE" OR "NOCRETE" CONDUIT

NOTES

1. PATH LIGHTING STANDARDS TO BE APPROX. 12'-0" HIGH WITH PRISMATIC GLASSWARE. ASYMMETRIC DISTRIBUTION 300 WATT LAMP.
2. INSTALL 2000 WATT TYPE N, COMPLETELY ENCLOSED DRY TYPE TRANSFORMERS FOR 480 V. PRIMARY 120 V. SECONDARY FOR THE GROUPS OF 6 STANDARDS. INSTALL IN CONCRETE FULL BOXES.
3. INSTALL 480 V. WIRING IN 2" HEAVY "TRANSITE" OR "NOCRETE" CONDUIT 24" BELOW TOP OF WALK.
4. PROVIDE RAINTIGHT TIME SWITCH & RELAY TO CONTROL 480 V. PRIMARY.



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- KEY**
- PROJECT BOUNDARY LINE
 - PROPERTY LINE
 - DISPOSITION PARCEL LINE
 - EXCLUDED PROPERTY
 - LIMITS OF MAJOR CUT & FILL AREAS

<small>THIS PLAN AND SPECIFICATIONS ARE THE PROPERTY OF VICTOR OSEEN ASSOCIATES, INC. AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF VICTOR OSEEN ASSOCIATES, INC.</small>		VICTOR OSEEN ASSOCIATES INCORPORATED 100 STATE STREET BOSTON, MASSACHUSETTS 02109 TEL: 552-1111 FAX: 552-1112
PROJECT NO. SHEET NO. DATE	DRAWN BY CHECKED BY APPROVED BY	PROJECT TITLE SHEET TITLE SCALE

DATE TIME DRAWN BY CHECKED BY APPROVED BY

E. OTHER PROVISIONS NECESSARY TO MEET STATE OR LOCAL REQUIREMENTS

1. Relocation Plan

The method for the relocation of persons living in the Project Area and availability of and the means by which there will be provided dwelling units for such persons substantially equal in number to the number of dwelling units to be cleared from the Project Area is as follows:

(a) The Method

An adequately staffed Relocation Office will be established in the Project Area:

- (1) To survey all site occupants in order to determine family composition, income and housing requirements, and
- (2) To survey and inspect all available vacancies in privately owned dwelling units, and
- (3) To assist in relocating persons displaced from the Project Area.

(b) Availability of and the means by which dwelling units will be provided for such persons substantially equal in number to the number of dwelling units to be cleared:

There are 3075 occupied dwelling units to be cleared in the West End Project Area

(1) Available Public Housing:

In operation by the Authority:

PHA Low Rent	10,156
*State-Aided	<u>3,681</u>
	13,837

The vacancy turnover for 1953 averaged 12% or approximately 1660 apartments. Under Chapter 121, General Laws of Massachusetts, Section 26FF, and Public Law 171, Section 302, priority in public housing is mandatory to families displaced by Slum Clearance and Redevelopment Projects.

For all persons or families eligible for public housing, the Authority shall make dwelling units available in projects owned or operated by it. Such persons or families will be given preference for tenancy into all public housing.

(2) Available Vacancies in Privately Owned Dwelling Units:

For all families of more than one person who are not eligible for public housing, the Authority shall find and make available decent, safe and sanitary privately owned dwelling units at rentals that such families can afford to pay, and

For all single persons ineligible for public housing, the Authority shall make available addresses of privately owned rooms or dwelling units for their relocation. There is at the present time a sufficient number of available dwelling units in the City of Boston to make it possible to carry out this Relocation Plan.

In addition, Section 26LL (C) of General Laws, Chapter 121 under "Obligations to be Imposed on Purchasers and Lessees," states:

"If a Housing Authority shall sell or lease any property acquired by it for a Land Assembly and Redevelopment Project, the terms of such sales or leases shall obligate the purchasers or lesseesto give preference in the selection of tenants for dwelling units built in the Project Area to families displaced therefrom because of Clearance and Redevelopment

*Included in the above figure are 468 one-bedroom units which are available for aged persons provided that qualified veterans are not waiting.

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 as a part of the same Redevelopment”

F. OTHER OFFICIAL ACTIONS

1. Right-of-way easements for street and highway purposes shall be accepted or vacated by the City of Boston as shown on the attached map entitled "Right-of-Way Adjustment Plan (Map)", identified as Map No. 2.

2. Sewer lines shall be accepted or abandoned by the City of Boston as illustrated on the attached map entitled "Sanitary Sewer Plan (Map)", identified as Map No. 4a.

3. Water lines shall be accepted or abandoned by the City of Boston as illustrated on the attached map entitled "Water System Plan (Map)", identified as Map No. 4c.

4. In conformity with this Plan, alterations of the Fire alarm and Police Communication Systems adequate to serve the Project Area will be provided by the Fire Department and Police Department, respectively.

G. CHANGES IN THE REDEVELOPMENT PLAN

1. Review of Developer's Plans

Each developer shall submit his plans to the Boston Redevelopment Authority for review and approval. These Plans shall be in sufficient detail to enable the Boston Redevelopment Authority to make determinations as to compliance of the Plans with Regulations and Controls herein contained. The Boston Redevelopment Authority shall examine these plans and they shall be deemed approved unless formal rejection, setting forth in detail the reasons therefore, shall be made within thirty (30) days of their submission. The provisions of the preceding sentence shall likewise apply to any amended or corrected plans.

Thereafter, any changes required by lending institutions or the Federal Housing Administration may be made providing they are not contrary to or in conflict with these restrictions and are agreed to by the developer and the Boston Redevelopment Authority.

2. Amendments to the Redevelopment Plan

Subject to applicable Federal, State and local laws, this Plan may be modified after lease or sale of any land in the Project Area, provided that such modifications are consented to by the lessee or purchaser of the property affected by the proposed modifications and by the Boston Redevelopment Authority.

3. Variances of restrictions and Controls

At the request of the redeveloper and subject to applicable Federal State and local laws, the Boston Redevelopment Authority may, in specific cases, vary the application of any provision of these restrictions, to a minor extent, when in its opinion the enforcement thereof would do manifest injustice, provided that the decision of the Authority shall not be in conflict with the spirit of any provision of this plan and provided that such a variance shall be subject to the consent of any owner in the project area affected by the variance.

4. Severability

Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

5. Conflicting Requirements

When there is any difference between these restrictions and the standards of the Zoning Regulations, Building Code or other legal requirement the more restrictive requirement shall govern.

6. Obligation of the Developer to Start and Complete Construction

Each purchaser or lessee of land in the Project Area shall be obligated to begin and complete within a reasonable time the building or improvements required of him.

7. Action by the Authority to Prevent Speculation in Project Land

The Authority will take all reasonable steps to prevent speculation in the holding of Project Land.

8. Action by the Authority to Prevent Discrimination

The Authority shall not itself effect nor execute and shall adopt effective measures to assure that there is not effected nor executed by the purchasers or lessees from it (or the successors in interest of such purchasers or lessees), any covenant, agreement, lease, conveyance or other instrument whereby land in the Project Area which is disposed of by the Authority is restricted either by the Authority or by the purchasers, lessees or successors in interest, upon the basis of race, creed or color in the sale, lease or occupancy thereof, provided that the provisions of this Plan with respect to termination of the Plan shall not apply to this sentence.

H. PROPOSED ADMINISTRATION FOR EXECUTING THE REDEVELOPMENT PLAN

The administration for executing the Redevelopment Plan shall comply with the requirements of the Manual of Policies and Requirements for Local Public Agencies as set forth by the Housing and Home Finance Agency.