

BOSTON REDEVELOPMENT AUTHORITY

URBAN RENEWAL PLAN

CENTRAL BUSINESS DISTRICT - BEDFORD-WEST

PROJECT NO. MASS. R-

JANUARY, 1973

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CHAPTER I: DESCRIPTION OF PROJECT

Section 101: Project Boundary

The Project boundary is shown on Map 1, "Property Map".

Section 102: Project Boundary Description

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

Beginning at the intersection of the southeasterly sideline of Washington Street and the northeasterly sideline of Bedford Street;

Thence running in a generally southeasterly direction along said northeasterly sideline of Bedford Street to a point, said point being the intersection of the northeasterly sideline of Bedford Street and the southeasterly sideline of Harrison Avenue Extension extended thereto;

Thence turning and running in a generally southwesterly direction along said southeasterly sideline of Harrison Avenue Extension to a point, said point being the intersection of the southeasterly sideline of Harrison Avenue Extension and the southwesterly sideline of Exeter Place;

Thence turning and running in a generally northerly direction across Harrison Avenue Extension to a point, said point being the intersection of the southwesterly sideline of Norfolk Place and the northwesterly sideline of Harrison Avenue Extension;

Thence turning and running in a generally northwesterly direction along said southwesterly sideline of Norfolk Place to a point, said point being the intersection of the northwesterly sideline of Washington Street and the southwesterly sideline of Norfolk Place extended thereto;

Thence turning and running in a generally northeasterly direction along said northwesterly sideline of Washington Street to a point, said point being the intersection of said northwesterly sideline of Washington Street and the northeasterly sideline of West Street;

Thence turning and running in a generally southeasterly direction across Washington Street to the point of beginning, said point being the intersection of the southeasterly sideline of Washington Street and the northeasterly sideline of Bedford Street.

CHAPTER II: OBJECTIVES

Section 201: Basic Objectives

The basic objectives of the CBD - Bedford-West Urban Renewal Plan are:

1. To aid in reversing the economic decline of the older commercial sector of the City;
2. To promote and expedite public and private development and investment in the area through new commercial facilities and the improvement of public utilities and services;
3. To strengthen and expand the real property tax base within the area;
4. To facilitate the efficient use of land within the area for commercial and public purposes;
5. To improve the basic traffic circulation system in the area and to eliminate conflicts between pedestrians, trucks and automobiles.

Section 202: Planning Objectives

Planning objectives of the project include the following:

1. To eliminate, to the maximum extent feasible, conflict between free flowing traffic, pedestrian movement and on-street truck servicing;
2. To regulate access to off-street parking and loading areas so as to reduce conflict between pedestrians and vehicles and at the same time to allow for more efficient functioning of the street system;
3. To remove an economically obsolete and substandard building which blights the area and, in its present condition, inhibits investment;
4. To encourage intensive new development so as to provide a stimulus for economic growth in the district as a whole.

Section 203: General Design Objectives

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

1. To recognize the special significance of the urban nature of the built-up Central Business District and to enhance its character by the encouragement of a multi-story and multi-use building so as to maintain the urban environment.
2. To place special emphasis on preserving and extending the pedestrian amenities of downtown Boston by:
 - (a) The creation of pedestrian areas to improve the environment for shoppers, workers, and visitors;
 - (b) The provision of easy and pleasant pedestrian connections within the Project Area and adjacent areas;
 - (c) The provision of a system of varied and lively pedestrian paths both through and between development sites which can give ready access to ground floor commercial enterprises of all types;
 - (d) The regulation of access to off-street parking and loading areas to reduce conflict between pedestrians and vehicles and at the same time to allow more efficient functioning of the street system.
3. To encourage diversity in construction and in land use provided that respect for neighboring properties and the urban environment is maintained.

CHAPTER III: PROPOSED RENEWAL ACTIONS

Section 301: Proposed Types of Renewal Actions

Proposed types of renewal actions within the Project Area may consist of a combination of clearance and redevelopment activity; provision of public improvements; and rights-of-way and utilities changes.

Section 302: Clearance and Redevelopment Activities

Clearance and redevelopment activities include:

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

Section 303: Rehabilitation Activities

There are no rehabilitation activities contemplated at this time. However, the Authority reserves the option to rehabilitate the single structure in the Project Area if developer interest substantiates the feasibility of doing so.

Section 304: Public Improvements

Public improvements may include, as necessary, the provision, improvement, extension, construction, reconstruction, and installation of rights-of-way, streets, pedestrian ways, and utilities, such as water, sewers, traffic and street lighting systems and police and fire communication systems, in order to carry out the objectives of the Urban Renewal Plan.

CHAPTER IV: PROPERTY TO BE ACQUIRED

Section 401: Identification

Property acquired by the Authority for clearance and redevelopment is shown on Map 1, "Property Map".

Section 402: Interim Use of Acquired Property

The 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, relocation purposes and cultural or recreational uses, in accordance with such standards, controls and regulations as the Authority may deem appropriate.

CHAPTER V: RELOCATION OF BUSINESSES

Section 501: Businesses to be Relocated

A total of twelve business firms have been or are to be relocated from Authority acquired properties. Information on the characteristics and relocation needs of these businesses has been obtained from surveys conducted by the Authority.

Section 502: Relocation Program

The Authority will prepare and carry out a suitable relocation program to include:

- (1) a trained relocation staff which will interview and determine the needs of businesses to be relocated and which will render appropriate assistance to them;
- (2) payments for moving expenses to the full extent permitted under applicable regulations to eligible businesses and small business displacement payments to eligible business concerns;
- (3) the implementation of standards for relocation which will take into account the ability to pay, the location preferences and the space requirements of the businesses to be relocated;
- (4) inspection of temporary and permanent relocation accommodations to assure that they are in compliance with applicable codes and ordinances.

CHAPTER VI: LAND USE AND BUILDING REQUIREMENTS

Section 601: Land Use Plan

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

Section 602: Land Use and Building Requirements

A. General

1. The use and development of land and improvements shall be in accordance with the requirements of this Chapter.
2. The disposition parcel is located as shown on Map 3, "Disposition Map".
3. The Authority may subdivide the disposition parcel as appropriate. In the event of subdivision, the permitted uses will be applicable to sub-parcels and parking requirements will be divided as appropriate.
4. Use controls as set forth in this Chapter shall be interpreted to permit supporting and ancillary uses which are reasonably associated with the primary use.
5. Floor Area Ratio (F.A.R.) shall mean the ratio of floor area of a structure or group of structures to total parcel area, as more fully defined in the Zoning Code of the City of Boston.

B. Land Use Requirements

The project area shall generally be devoted to a combination of any of the following uses: retail commercial, office, and parking. In each case, and unless specifically otherwise provided, designation of a particular use includes all accessory and ancillary uses, customarily or reasonably incident to the use specified or the use on an adjoining parcel. Within the purview of this Section, the Authority may permit on any parcel such uses as are consistent with the objectives of the Project.

C. Building Requirements and Restrictions

1. Open Space. All open areas shall be suitably landscaped and/or paved so as to provide a visually attractive environment.
2. Off-Street Loading.

NUMBER OF BAYS REQUIRED BY GROSS FLOOR AREA OF STRUCTURES

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

*Plus 1 for each additional 150,000 square feet

The above controls shall apply unless a developer or owner can demonstrate to the satisfaction of the Authority that the off-street loading needs of the property will be met adequately in other ways, or that the lack of such loading facilities will not be detrimental to surrounding areas of the Project. Loading bays shall be designed so as to permit vehicles to load and unload without interfering with pedestrian or vehicular traffic on rights-of-way; but in no case shall loading bays designed to permit vehicles to back directly perpendicular to rights-of-way be permitted.

3. Other On-Site Improvements. All improvements on the land, including buildings, landscaped areas, and parking areas, shall be properly maintained in good condition. Sufficient and suitable refuse and garbage storage and disposal facilities, including structural enclosures where appropriate, shall be provided and properly maintained. Open storage of materials, equipment or merchandise shall not be permitted.
4. Sign Control. Signs within the Project Area shall be restricted to an identification of the establishment and the nature of its products. All signs must be suitably integrated with the architectural design of the structure which they identify. All signs, billboards or advertising shall be in conformance with the Boston Zoning Code as amended. The size, design, location and number of signs, the placement or replacement of any sign or any exceptions to the above controls shall be subject to the approval of the Authority.
5. Parking. All parking structures shall be designed so as to provide one entrance lane for each 300 parking spaces provided. Each entrance lane must have sufficient reservoir space to avoid vehicle backup onto public streets. All parking shall be enclosed.
6. Utilities. The placement or replacement of all private and public utilities shall be underground. The disposition parcel may be subject to easements and other rights as appropriate in accordance therewith.
7. Handicapped Persons Provisions. All new buildings in the Project Area shall be so designed that persons in wheel-chairs can enter and leave and travel about the building in a reasonable manner without due obstruction.

Section 603: Controls on Disposition Parcel

Parcel C-1

Permitted Uses: Retail commercial, office, and parking
Ground floor on all frontages to be devoted to retail commercial uses.

Alternative Use: Transient Housing.

F.A.R.: Minimum 3, maximum 10.

Parking: Maximum 700 spaces if adjacent Hayward Place garage is removed. Otherwise, an enclosed parking structure with maximum of 300 spaces will be permitted as part of the redevelopment.

Other

- Requirements:
- (a) Service access from Norfolk Place and Harrison Avenue Extension only.
 - (b) Parking access from Norfolk Place and Harrison Avenue Extension only.
 - (c) Land uses, access and design shall be planned so as to integrate with the redevelopment and reuse of contiguous parcels.

Section 604: Controls on Contiguous Parcels

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

Section 605: Interpretation

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

CHAPTER VII: REDEVELOPER'S OBLIGATIONS

Section 701: Applicability

The provisions of this Chapter shall apply to each parcel acquired upon its disposition 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 regulations and controls but also to familiarize themselves with the overall Urban Renewal Plan and to prepare redevelopment proposals which conform to the Plan.

Section 703: Design Review

All redevelopment and rehabilitation 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 will 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 providing for reasonable action in the event of default or noncompliance by such redevelopers and purchasers:

1. To devote, develop or otherwise use such land only for the purpose and in the manner stated in the Plan;
2. 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 the relevant provisions of the Massachusetts General Laws;
3. To commence, execute and complete construction and improvements in accordance with reasonable time schedules as determined, agreed on and established by the Authority;
4. To give preference in the selection of tenants for commercial space built in the Project Area to businesses displaced from such area or from other areas on account of action taken pursuant to Urban Renewal Plans, who desire to rent such commercial space and who will be able to pay rents or prices equal to rents or prices charged other tenants for similar or comparable space built as a part of the same redevelopment;
5. To devote 1% of construction cost to works of art in accordance with policies as established by the Authority.

Section 705: Disposition by Redeveloper

The Redeveloper shall not dispose of all or part of his interest in a disposition parcel within the Project Area without the written 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 Land Disposition Agreement entered into between the Redeveloper and the Authority. The Boston Redevelopment Authority may in granting such consent impose conditions that will, among other things, 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 121B and, where applicable, Chapter 121A of the Massachusetts General Laws, and amendments thereto.

CHAPTER VIII: REHABILITATION

Section 801: Identification and Applicability

The single structure in the Project Area will be demolished for public improvements and redevelopment provided, however, that the Authority reserves the option to rehabilitate the structure if developer interest substantiates the feasibility of doing so. In such case, the building shall be brought to a level which achieves a decent standard of safe and sanitary conditions.

CHAPTER IX: ZONING DISTRICT CHANGES

Section 901: Identification of Changes

The zoning district change shall be as shown on Map 4,
"Existing and Proposed Zoning".

CHAPTER X: RELATION OF PLAN TO LOCAL OBJECTIVES

Section 1001: Conformity to General Plan

The Urban Renewal Plan is in conformity with the 1965/1975 General Plan for the City of Boston and the Regional Core, as adopted by the Boston Redevelopment Authority in March, 1965, and its program for community improvements. In addition, the Urban Renewal Plan is in conformity with the General Neighborhood Renewal Plan for the downtown area of the City of Boston, as adopted by the Boston Redevelopment Authority in March, 1965.

Section 1002: Relationship to Definite Local Objectives

1. Land Use

The Project will help achieve the local objective of providing new and improved commercial space in downtown Boston.

2. Traffic Improvements

The Plan will enable improvements to be made to the street system of the Project Area in order to achieve a more efficient flow of traffic and thereby encourage economic growth. It will also meet the local objectives of reducing congestion and accidents, and of improving access to abutting properties.

3. Improvement of Public Utilities

The Urban Renewal Plan proposes the relocation, abandonment, or replacement as necessary of all existing sub-standard and inadequate underground public utilities with new underground lines adequate in capacity and flow and in conformance with local standards.

CHAPTER XI: ANTI-DISCRIMINATION PROVISIONS

Section 1101: Compliance with Anti-Discrimination Laws

All property and all transactions affecting or respecting the installation, construction, reconstruction, maintenance, rehabilitation, use, development, sale, conveyance, leasing, management or occupancy of real property within 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 of race, color, creed, sex or national origin.

CHAPTER XII: MODIFICATION AND TERMINATION

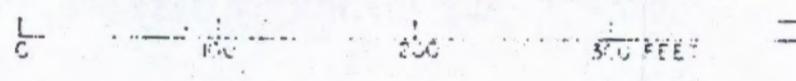
Section 1201: Modification

This Plan may be amended at any time by the Authority, provided, however, that:

1. Any amendment which in the reasonable opinion of the Authority substantially or materially alters or changes the Plan shall be subject to the Federal, State and local approvals then required by law;
2. No amendment to any provisions of Chapter VI of the Plan shall be effective with respect to any land which the Authority has then disposed of or contracted to dispose of without the consent of the other party to such disposition or contract, or such other party's successors or assigns; and
3. If this Plan is recorded with the Suffolk Registry of Deeds, no such amendment shall be effective until the amendment is also so recorded.

Section 1202: Termination

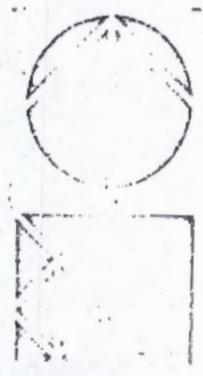
The provisions and requirements established in this Urban Renewal Plan shall be maintained in effect for a period of forty (40) years from the date of the original approval of the Urban Renewal Plan by the City Council and Mayor of the City of Boston, except for Section 1101 which shall remain in effect without limitation as to time.

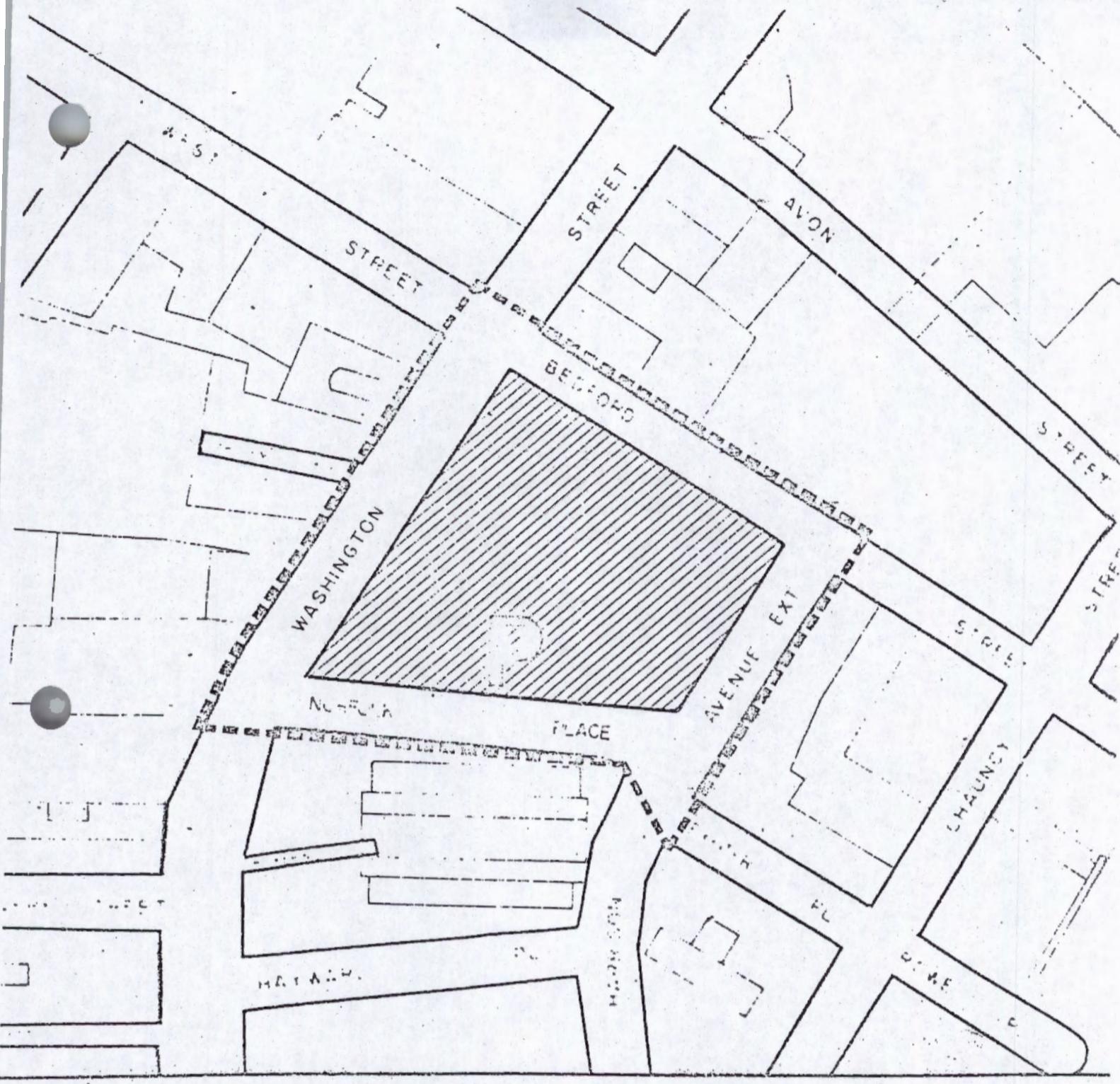


-  PROJECT BOUNDARY
-  PARCEL ACQUIRED BY THE BOSTON REDEVELOPMENT AUTHORITY

PROPERTY MAP

JANUARY, 1973 MAP NO 1
 CBD BEDFORD - WEST
 URBAN RENEWAL AREA



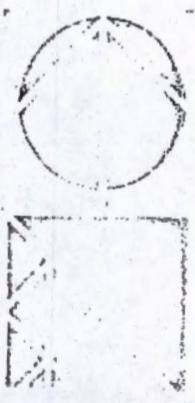


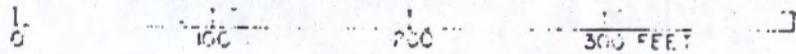
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-  PROJECT BOUNDARY
-  COMMERCIAL
-  PARKING

PROPOSED LAND USE

JANUARY, 1973 MAP NO. 2
 CBD BEDFORD - WEST
 URBAN RENEWAL AREA
 MASSACHUSETTS R-

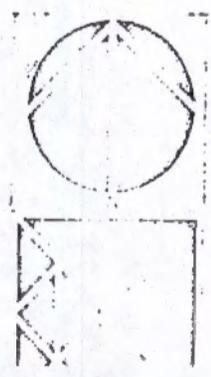


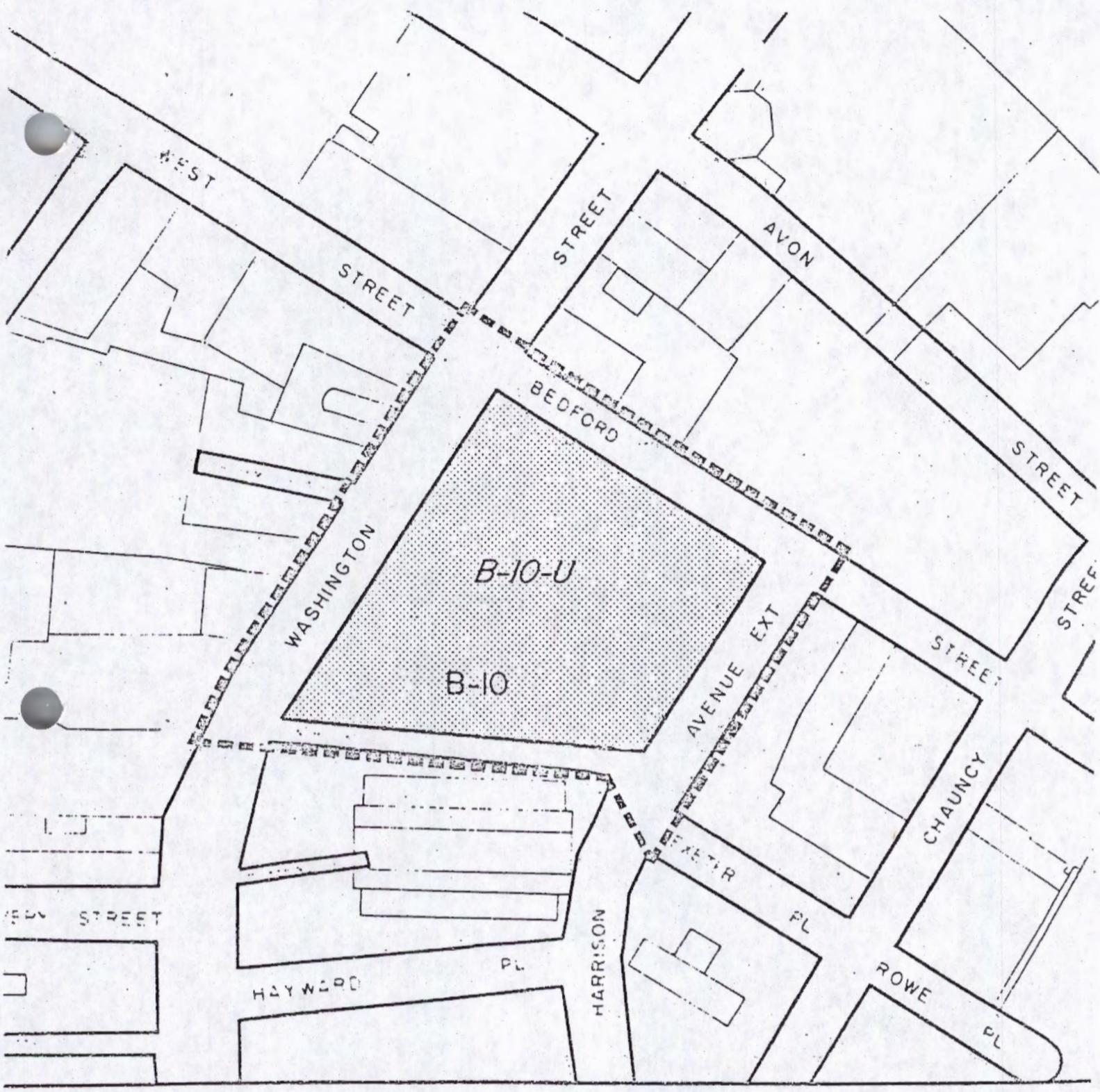


-  PROJECT BOUNDARY
-  DISPOSITION PARCEL

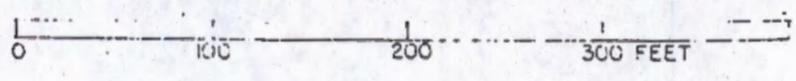
DISPOSITION MAP

JANUARY, 1973 MAP NO 3
 CBD BEDFORD - WEST
 URBAN RENEWAL AREA



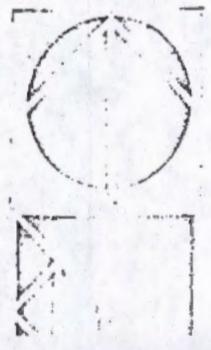


- PROJECT BOUNDARY
- B-10 EXISTING ZONING (GENERAL BUSINESS)
- B-10-U PROPOSED ZONING (GENERAL BUSINESS-URBAN URBAN RENEWAL ZONE)



EXISTING AND PROPOSED ZONING

JANUARY, 1973 MAP NO 4
 CBD BEDFORD - WEST
 URBAN RENEWAL AREA



CENTRAL BUSINESS DISTRICT URBAN RENEWAL PLAN

BEDFORD-WEST AMENDMENTS

<u>DOCUMENT NUMBER</u>	<u>DATE OF BOARD VOTE</u>	<u>PROPERTY</u>
2775	MAY 2, 1974	PARCEL C-1
3833	AUGUST 23, 1979	AVE. DELAFAYETTE
5194	JUNE 29, 1989	BOSTON CROSSING DIP PLAN

THIS LISTING WAS UPDATED: JULY 16, 2003