

KITTREDGE SQUARE
URBAN RENEWAL PLAN

BOSTON REDEVELOPMENT AUTHORITY

MAY, 1972

CHAPTER I: DESCRIPTION OF PROJECT

Section 101: Project Boundary Map

The boundaries of the Kittredge Square Urban Renewal Project Area shall be shown on Map 1, Property Map, attached hereto.

Section 102: Project Boundary Description

The Kittredge Square Urban Renewal Project is bounded as follows:

Beginning at the intersection of the northerly sideline of Norfolk Street and the easterly sideline of Highland Street and running easterly along the northerly sideline of Norfolk Street to the extended easterly boundary of number 11 Norfolk Street;

Thence, turning and running southerly along the extended easterly boundary of number 11 Norfolk Street to the northerly sideline of Millmont Street;

Thence, turning and running easterly along the extended northerly sideline of Millmont Street to the easterly sideline of Lambert Avenue;

Thence, turning and running southerly along the easterly sideline of Lambert Avenue to the southerly sideline of Cedar Street;

Thence, turning and running northwesterly along the southerly sideline of Cedar Street to the easterly sideline of Highland Street;

Thence, turning and running southerly along the easterly sideline of Highland Street to the extended southerly boundary of number 104 Cedar Street;

Thence, turning and running westerly along the extended southerly boundary of number 104 Cedar Street to the easterly boundary of number 112 Cedar Street;

Thence, turning and running southerly along the easterly boundary of number 112 Cedar Street to the southerly boundary of number 112 Cedar Street;

Thence, turning and running westerly along the extended southerly boundary of number 112 Cedar Street to the easterly sideline of Cedar Park;

Thence, turning and running southerly along the easterly boundary of Cedar Park to the extended southerly boundary of number 40 Cedar Park;

Section 102: Project Boundary Map (Continued)

Thence, turning and running westerly along the southerly boundary of number 40 Cedar Park to the westerly boundary of number 40 Cedar Park;

Thence, turning and running northerly along the westerly boundary of number 40 Cedar Park to the southerly boundary of number 14 Cedar Park;

Thence, turning and running westerly along the southerly boundaries of number 14 Cedar Park, number 12 Cedar Park, number 10 Cedar Park, number 8 Cedar Park, number 6 Cedar Park to the easterly boundary of number 20 Highland Park Avenue;

Thence, turning and running northerly along the easterly boundary of number 20 Highland Park Avenue to the southerly boundary of number 6 Romar Terrace;

Thence, turning and running westerly along the southerly boundaries of number 6 Romar Terrace, number 8 Romar Terrace, number 144 Cedar Street, number 146 Cedar Street, the extended northerly boundary of number 93 Fort Avenue to the westerly sideline of Center Street;

Thence, turning and running northeasterly along the westerly sideline of Center Street to the extended easterly sideline of Highland Street;

And thence, turning and running southerly along the easterly sideline of Highland Street to the point of beginning.

CHAPTER II: RENEWAL OBJECTIVES AND ACTIONS

Section 201: Urban Renewal Plan Objectives

The basic objectives of urban renewal action in the Kittredge Square Urban Renewal Area are to eliminate present conditions of blight, deterioration and obsolescence, and to provide basic neighborhood facilities in order to bring about orderly growth and stability in this area. Specifically, the objectives are to:

- a) insure the public health and safety;
- b) promote and expedite public and private development;
- c) strengthen the physical pattern of local neighborhood activities including the development of parks and open space to support existing and proposed residential uses.
- d) promote stability of the existing housing stock through rehabilitation and new construction;
- e) provide a substantial number of low and moderate cost housing units through rehabilitation and new construction;
- f) preserve and enhance the area's historical and architectural values.

Section 202: Types of Renewal Action

Proposed types of renewal action within the project area shall consist of redevelopment activities, changes in land use, provision of public improvements and facilities, rights of way and utility changes and rehabilitation activities.

Redevelopment activities will include:

- a) acquisition of real property;
- b) management of acquired property;
- c) relocation of the occupants of acquired property;
- d) installation, construction and reconstruction of improvements;
- e) disposition of land and other property in accordance with the building code requirements, land uses and other provisions of this Urban Renewal Plan

Rehabilitation activities include:

- a) the systematic enforcement of rehabilitation standards set forth in Chapter IV, Section 403;
- b) rehabilitation technical assistance for residents;
- c) acquisition and disposition of real property not in accordance with the rehabilitation standards set forth in the Urban Renewal Plan;
- d) acquisition, and disposition or clearance of real property which is not made to conform to rehabilitation standards set forth in the Urban Renewal Plan.
- e) operation of a 115 - 312 rehabilitation loan and grant program.

CHAPTER II: RENEWAL OBJECTIVES AND ACTIONS

Section 202: Types of Renewal Action (Continued)

Public improvements shall include:

- a) the addition, alteration, abandonment, improvement, extension, reconstruction, construction, and installation of open space, tree planting and landscaping, and such utilities as water, sewers, traffic signals, and street lighting systems. The location of public open space shall be shown on Map 2: Proposed Land Use Plan. Public utility changes shall conform to the existing street pattern shown on this Map.

Section 301: Proposed Land Use Plan

The proposed use of land in the Project Area is shown on Map 2: Proposed Land Use.

Section 302: Land Use Provisions and Building Requirements

The use and development of Disposition Parcels shall comply with the provisions of Table A and Section 303 of this plan.

- 1) Disposition Parcels are listed in Table A and are located as shown on Map 3, "Disposition Parcels".
- 2) A permitted land use, specified in Table A, in each case includes all accessory and ancillary uses customarily or reasonably incident to the use specified.

Any changes in permitted uses shall be reviewed by the Authority and Model Cities in the context of the provisions of this plan and shall be subject to approval by the authority and Model Cities.

- 3) Disposition Parcels may be subdivided if approved by the Authority and Model Cities.
- 4) The maximum floor area ratio shall mean the maximum permissible ratio of gross floor area of a structure or group of structures to total Disposition Parcel area. In the computation of floor area ratio, "gross floor area" shall have the same meaning as in the Boston Zoning Code, as said Code is amended from time to time.
- 5) Height shall mean the vertical distance in feet from the mean grade of the sidewalk at the line of the street or streets on which the building abuts, or a given grade elevation adjoining the building line, to the highest point of the roof (excluding penthouses and roof structures). Height will also refer to the number of stories of the building stated in the plan. The maximum height shall be subject to Authority and Model Cities approval.
- 6) Setback shall mean the distance in feet between the Disposition Parcel line and the closest facade of the building at ground level. The minimum setback of buildings from streets and ways and from adjacent properties shall be subject to Authority and Model Cities approval.
- 7) Net density shall mean the number of dwelling units per net acre inclusive of on-site access roads, service drives, and automobile parking, play and dwelling service areas.

CHAPTER III: LAND USE PLAN

Section 302: Land Use Provisions and Building Requirements (Continued)

- 8) Planning design requirements for each Disposition Parcel are set forth in Table A which follows.

TABLE A: LAND USE AND BUILDING REQUIREMENTS

Disposition Parcel Number	Permitted Land Use	Maximum Floor Area Ratio	Maximum Net Density	Planning & Design Requirements
R 1a, 1b, 1c, 1d, 1e	Residential, low and moderate income housing	1	20 per acre	A,B,C,D,E,F,G,H,I, J,O,
R2	Residential, low income housing (Infill)	1	AA	B,B,C,E,F
R3	Residential, low income housing (Infill)	1	AA	A,B,C,E,F
R4	Residential, low and moderate income housing, open space, park	AA	AA	A,B,C,D,E,F,I,J,
RR 1 through RR 25	Residential low and moderate income housing	AA	AA	E,F,J,L.
P1, P3	Open Space, Park including off street parking	NA	NA	G,I
P2	Playground	NA	NA	G,I
A 1 through A 10	Residential, Play lot, off street	1	AA	A,B,C,E,F,I
A 1	Commercial, off-street parking	1	AA	A,B,C,D,E,

Abbreviations: NA - Not Applicable

AA - Subject to the Approval of the Model Neighborhood Board and the Boston Redevelopment Authority

PLANNING AND DESIGN REQUIREMENTS

Letters listed in Table A refer to the following:

- A. A high percentage of new dwelling units on each site shall be for families of more than one individual. Also, private access and outdoor space (ground or balconies) shall be provided for as many units as possible.
- B. Development shall be consistent and compatible with surrounding existing and proposed development respecting material, form, and scale, subject to Authority and Model Cities approval. Specific consideration will be paid to the compatibility of the new development with the rich historical and architectural appearance of the area.
- C. New development shall not unduly diminish light and air to nearby structures.
- D. The structure or structures shall be designed so as to connect visually the facades of abutting structures.
- E. Convenient vehicular access shall be provided to the housing.
- F. Adequate recreation areas for small children and/or landscaped sitting areas for adults shall be provided for use of the residents.
- G. Appropriate recreation equipment shall be provided subject to Authority and Model Cities approval.
- H. Landscaped pedestrian ways shall be provided subject to Authority approval.
- I. Appropriate landscaping and/or paving shall be provided subject to Authority and Model Cities Approval.
- J. Design relationship of ground floor uses to upper floor uses, including separation of entrances, shall be subject to Authority approval and Model Cities approval.
- K. Specific commercial uses shall be subject to Authority approval and future uses shall be regulated by disposition agreements.
- L. Subject to the rehabilitation provisions of Chapter IV of this Plan.
- M. Land will be disposed to individual abutters/and or to block-neighborhood residents as a group for communal open space or parking

Section 303: General Requirements

The provisions of this Section shall apply to the entire Project Area except as expressly otherwise provided.

1. Building Construction

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

2. Exterior Lighting

Exterior lighting used to light doors, entrances, show windows, plaza's, parking areas, open spaces and water surfaces shall be located and shielded so as to prevent glare on adjacent properties. Flood lighting of buildings or streets will be permitted subject to approval by the Authority.

3. Off-Street Loading

Developers and owners of all buildings shall demonstrate to the satisfaction of the Authority that the off-street loading needs of the property will be met adequately, or that the lack of such facilities is due to existing conditions, but will not be detrimental to areas adjacent to such property. Loading 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. The following guidelines to the off-street loading bay requirements are applicable to the uses permitted; however, specific requirements as deemed appropriate for each Disposition Parcel shall be subject to Authority approval:

Gross Floor Area (in 000's sq. ft.)	<u>Retail Commercial</u>	<u>Office, General Commercial</u>	<u>Institutional</u>	<u>Residential</u>
Under 15	0	0	0	0
15-50	1	1	1	0
50-100	2	1	1	0
100-150	3	2	2	0
150-300	4	3	3	0
300 & over	5*	4*	4*	0

* plus 1 for each additional 150,000 square feet or major fraction thereof.

Loading bay requirements are not applicable to park-garages or public parks.

4) On-Site Improvements

All buildings, open space and other improvements shall be maintained in good repair and in clean, sanitary and attractive condition. Sufficient and suitable refuse and garbage storage and disposal facilities, including structural enclosures where appropriate, shall be provided and properly maintained.

5) Open Space

All open areas shall be suitably landscaped so as to provide a visually attractive environment. To the fullest extent possible, subject to Authority approval, landscaping and planting shall be maximized and paving of open areas minimized.

6) Parking Areas

Parking areas include all space allocated for vehicular use, including service drives, maneuvering space and parking spaces, as well as space devoted to meeting landscaping requirements contained in this sub-section 7. Three hundred square feet shall be allocated per required space, exclusive of space devoted to meeting landscape requirements, unless specific parking plans providing for less area per space are approved by the Authority.

Unless otherwise permitted by the Authority, off-street parking spaces shall be available in a number sufficient to meet the needs of persons employed at, living in or otherwise using the facilities involved, and shall meet the following requirements:

<u>Use</u>	
residential, family	.7 per dwelling unit
residential, elderly	.2 per dwelling unit
retail commercial	1.0 per 400 square feet of gross floor area
office commercial	1.0 per 250 square feet of gross floor area
institutional	1.0 per 1,000 square feet of gross floor area

In determining the appropriateness of parking areas, the following standards will be considered as desirable guidelines:

- (a) Except on major streets, single large open parking areas are considered undesirable. Several smaller parking areas to meet parking requirements are encouraged. For residential parcels particularly, where numerous parking spaces are required, no single parking area should exceed 15 percent of the area of the Parcel, unless otherwise approved by the Authority.

Section 303: General Requirements (Continued)

- (b) All parking required in connection with residential development should be within 400 feet of such development.
- (c) All open parking areas should have at least one tree for every six parking spaces.
- (d) An open parking area in excess of 10 parking spaces should be visually screened with planting or appropriate fencing along the perimeter.
- (e) Access driveways shall be a minimum of 20 feet in width if one-way, and a minimum of 24 feet if two-way.
- (f) Appropriate night lighting should be provided.

In the case of Disposition Parcels for housing for families of low or moderate-income, and subject to the approval of the Authority and the Federal Housing Administration, the parking requirement may be met wholly or in part by spaces provided on public rights-of-way adjacent to such housing units, provided that such parking spaces are clearly intended by their location and design to be used primarily by residents of such housing units and their visitors and further provided that the rights-of-way are intended primarily for the movement of vehicles belonging to residents of such housing or their visitors.

Departures from these guidelines may be permitted upon a demonstration by the developer that the intention of this sub-section is otherwise substantially met. Parking space requirements can be met by either open or covered parking spaces wholly or partially within the buildings housing the principal uses to which the site is devoted.

7. Provisions for Handicapped Persons

All new buildings shall be so designed that persons in wheel-chairs can enter and leave and travel about the building in a reasonable manner without undue obstruction.

8. Sign Control

Signs shall be restricted to the non-animated and non-flashing type, identifying only the establishment and nature of its products. All signs must be suitably integrated with the architectural design of the structure which they identify, the height of signs shall not exceed twenty-four (24) inches. The size, design, location and number of signs shall be subject to the approval by the Authority. No sign shall project above the roof of the structure on which it is mounted. Any exceptions to the above controls, or the placement or replacement of any sign shall be subject to approval by the Authority.

9. Storage.

Section 303: General Requirements (Continued)

9. Storage

The open air storage of materials, equipment or merchandise, other than automobiles, shall not be permitted without written approval by the Authority.

10. Utilities

The placement or replacement of all private and public utilities shall be underground. Utility easements, when necessary, shall be provided by developers. Easements shall be checked and accepted by the City of Boston Public Works Department.

11. Vehicular Access

Vehicular access to Disposition Parcels shall be determined at the time disposition agreements are signed by the Authority and the developer of the Parcel. It is the intent of this Plan to provide vehicular access from the rear of Parcels or from side streets, avoiding, where possible, direct access from major arterials and cross-town streets.

12. Controls on Property to be Conditionally Acquired

In the event that the Authority acquires property for failure to comply with the Urban Renewal Plan as indicated in Chapter IV, Section 401, the uses and development of such property shall be subject to the provisions of Sections 302 and 303 of this Chapter III, and to the Rehabilitation controls set forth in Chapter IV, Section 403.

13. Controls on Contiguous Parcels

In the event that the Authority disposes of a Disposition Parcel on any subdivision of a Disposition 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 this plan.

Section 304: Duration of Controls

The provisions and requirements established in the plan shall be maintained and in effect for a period of forty (40) years from the date of the original approval of the Urban Renewal Plan by the Boston City Council, except for Sections 501 and 502, which shall remain in effect for a period of one hundred (100) years from said date.

Section 305: Applicability of Controls to Real Property not to be acquired.

All real property within the Kittredge Square Urban Renewal Area not scheduled for acquisition and clearance and not conforming to the goals and objectives of the Urban Renewal Plan will be brought into compliance with those goals and objectives if it is determined by the Authority that the existing conditions is detrimental or potential detrimental to the Project Area.

CHAPTER IV: PROJECT PROPOSALS

Section 401: Land Acquisition

The Authority may acquire those properties designated for acquisition on Map #1 entitled "Property Map."

Section 402: Conditional Acquisition of Properties for Failure to Rehabilitate

The Authority may acquire those properties designated for conditional acquisition on Map #1 and those properties found to be vacant or abandoned pursuant to Section 406 provided:

- 1) The property does not conform to the rehabilitation standards set forth in Section 403.
- 2) Either the property is (i) blighted, decadent or deteriorated or (ii) constitutes a non-conforming incompatible or detrimental land use according to the provisions of this plan.
- 3) Either a proposal for the correction of the violations of the rehabilitation standards is not submitted in accordance with the procedures set forth in Section 406 or rehabilitation is not undertaken in accordance with said procedures.

Section 403: Rehabilitation Standards

All structures within the Project Area which are not designated on Map #1 as "Property to be Acquired" shall be maintained at or made to conform to the following laws, codes and ordinances and any revisions and amendments thereto:

- 1) the "Sanitary Code of the Commonwealth of Massachusetts":
- 2) the "Building Code of the City of Boston"
- 3) the "Fire Prevention Code of the City of Boston", set out in Chapter 3 of the City Ordinances of 1959 and ratified by Chapter 312, Massachusetts Acts of 1962;
- 4) the "Boston Zoning Code":
- 5) Chapter 143 of the Massachusetts General Laws, the Commonwealth of Massachusetts Public Safety Regulations;

Victualers Regulations", as applied to the licensing and maintenance of lodging houses, rooming houses and hotels;

(7)

all other applicable State and local laws, ordinances, codes and regulations; provided that where this Plan

imposes a greater restriction than is imposed or required by any of the aforesaid, further, that deviations from

such laws, ordinances, codes and regulations may be granted and approved as provided under Chapter 121A and

Chapter 121B, Massachusetts General Laws and as otherwise provided under such laws, ordinances, codes and regulations where applicable. Failure to set forth herein any

provisions of any such law, ordinance code or regulations shall not be deemed to make such provisions inapplicable.

Section 404: General Objectives

The basis objectives or rehabilitation activity within the project Area shall be to secure and maintain all structures and their environment so as to:

(1) prevent the spread as well as the recurrence of blight and substandard conditions;

(2) restore deteriorating areas and structures to sound condition;

(3) increase and stabilize the economic value of individual properties;

(4) create decent, safe and sanitary structures providing the greatest degree of amenity, convenience, usefulness, attractiveness and livability for the occupants and users thereof;

(5) preserve significant structures of historic and architectural value in the area.

Section 405: Inspection and Notice

The Authority shall inspect each and every property not designated on Map #1 as "Property to be Acquired."

Whenever it has been found on inspection that a residential or non-residential property or structure does not meet the objectives, standards and regulations of this Chapter, the Authority shall, within a reasonable period of time after the inspection, give notice of such nonconformance to the owner of said property or structures. Such notice shall be in writing, addressed to the owner and to other persons required to be notified, at their last known address, and shall be sent by certified or registered mail. Such notice shall state why it is being issued, shall specify the respects in which the property fails to meet the objectives, standards and regulations of the Chapter. Such notice may also set a proposed schedule for beginning and completing each part of the work provided that a reasonable time is allowed for the performance of any act required.

If, at the end of such a period, satisfactory conformance to the standards and objectives of this Chapter have not been achieved, the Authority may acquire the property if it is designated for conditional acquisition pursuant to Section 402 or if it is found to be vacant or abandoned pursuant to Section 406. If the property is not acquired pursuant to the preceding sentence and owner compliance has not been achieved, then appropriate legal action will be brought against the owner to enforce the rehabilitation standards set forth in Sect. 403.

Section 406: Acquisition of Buildings that are Vacant and/or Abandoned.

If a building is found to be vacant and/or abandoned, it may be acquired on account of the owners' failure to rehabilitate it provided conditions under Section 402 (a) and (b) are met and provided within thirty (30) days following the sending of written notice from the Authority, the owners thereof fail to submit in writing a statement indicating their intent to rehabilitate the property; or, within sixty (60) days following sending such notice, the owner or owners fail to submit a rehabilitation proposal which is consistent with the controls and requirements of this plan; or within six (6) months following approval of such proposal by the Authority, substantial work towards the completion of the rehabilitation is not clearly evident.

A building may be found to be vacant and/or abandoned if the owner or owners thereof have failed to pay property taxes thereon by December 31 of the year in which such taxes are assessed and such buildings remain unoccupied for fifteen (15) days.