

Boston Redevelopment Authority

Boston's Planning & Economic
Development Office

Thomas M. Menino, *Mayor*
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October 16, 2006

The Honorable Michael Flaherty
President
Boston City Council
One City Hall Square
Boston, MA 02201

Re: Proposed Minor Modification of the Central Business District/Bedford-West Urban Renewal Plan

Dear Councilor Flaherty:

In accordance with the policies adopted by the Boston Redevelopment Authority ("BRA") Board on December 21, 2004, with respect to proposed urban renewal actions of the BRA, I am hereby notifying the Boston City Council that the BRA proposes to adopt a minor modification to the Central Business District/Bedford-West Urban Renewal Plan.

The purpose of the proposed BRA action is to facilitate the development of a mixed-use project to be located at Hayward Place, which mixed-use project will include residential and retail uses as well as a below-grade parking garage. The BRA proposes to take action on this minor modification on November 16, 2006.

I enclose a copy of the proposed minor modification resolution. If you have any questions about this matter, please do not hesitate to contact Tom Miller, Director of Economic Development, at (617) 918-4424.

Thank you.

Sincerely,


Mark Maloney

cc (all with enclosures):

Members, Boston City Council
Tom Miller, BRA
Mark McGowan, BRA
Michael Kineavy, Office of the Mayor
Amy Dwyer, Office of the Mayor

NOVEMBER 16, 2006

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY

RE: PROCLAIMER OF MINOR MODIFICATION OF CENTRAL BUSINESS DISTRICT
– BEDFORD-WEST URBAN RENEWAL PLAN

WHEREAS, the Urban Renewal Plan for the Central Business District – Bedford West Urban Renewal Area was adopted by the Boston Redevelopment Authority (the “Authority”) on February 8, 1973 and approved, as amended, by the City Council of the City of Boston on April 23, 1973, as such plan has been amended and extended (the “Plan”); and

WHEREAS, Section 1201 of Chapter XII of the Plan, entitled “Modification,” provides in pertinent part that the Plan may be modified at any time by the Authority without further approval where the proposed modification will not substantially or materially alter or change the Plan; and

WHEREAS, on January 16, 2003, the Authority designated Millennium Hayward LLC (the “Proponent”) as the redeveloper of the city block bounded by Washington Street, Avenue de Lafayette, Harrison Avenue Extension and Hayward Place (the “Project Site”), currently a surface parking lot. (A portion of the Project Site is also known as Parcel C-6C.) The Proponent entered into a ground lease with the Authority for the Project Site and is presently occupying the Project Site under such ground lease, which provides for the acquisition of the Project Site prior to the commencement of construction.

WHEREAS, the Proponent proposes to construct a mixed-use project (the “Project”) on the Project Site that will be located on a portion of Parcel C-1 within the area of the Plan;

WHEREAS, it is the opinion of the Authority that the minor modifications to the Plan with respect to the portion of Parcel C-1 on which the Project is constructed or which is utilized solely for the Project (the “Hayward Portion of Parcel C-1”) that are consistent with the objectives of the Plan and may be adopted within the discretion of the Authority pursuant to Section 1201 of the Plan;

WHEREAS, the Authority is cognizant of the requirements of Massachusetts General Laws Chapter 30, Sections 61 through 62H, as amended, and their implementing regulations (collectively, “MEPA”) with respect to minimizing and preventing damage to the environment; and

WHEREAS, the proposed modifications to the Plan are necessary to effectuate the redevelopment of the Project Site;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

That, pursuant to Section 1201 of the Plan for the Central Business District – Bedford West Urban Renewal Area, the Plan is hereby amended as follows:

1. Section 602B of the Plan is amended, with respect to the Hayward Portion of Parcel C-1 only, by deleting the first sentence of such section in its entirety and inserting in place thereof the following:

“The Project area shall generally be devoted to a combination of any of the following: retail, commercial, residential, office and parking.”

2. Section 602(C)(2) of the Plan is amended, with respect to the Hayward Portion of the Parcel C-1 only, to provide that the off-street loading requirements shall be as approved by the Authority as part of the Article 80 process.
3. Section 603 of the Plan is amended, with respect to the Hayward Portion of Parcel C-1 only, by deleting such section in its entirety and substituting the following:

Parcel C-1

Permitted Uses: Retail, commercial, residential, office and parking.

FAR: To be determined in accordance with the provisions of the Boston Zoning Code.

Parking: As approved by the Authority in connection with the Article 80 process.

4. That the proposed modifications are found to be minor modifications which do not substantially or materially alter or change the Plan.
5. That it is hereby found and determined pursuant to MEPA that the foregoing modifications of the Plan and any proposed development undertaken pursuant thereto, will not result in significant damage to or impairment of the environment and, further, that all practicable and feasible means and measures have been taken and are being utilized to avoid and minimize damage to the environment.
6. That all other provisions of said Plan not inconsistent herewith be, and hereby are, continued in full force and effect.
7. That the Director be, and hereby is, authorized to proclaim by certificate these minor modifications of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1 Circular dated August, 1974, if applicable.

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