

Boston Redevelopment Authority

May 26, 2006

Boston's Planning & Economic
Development Office

Thomas M. Menino, *Mayor*
Clarence J. Jones, *Chairman*
Mark Maloney, *Director*

One City Hall Square
Boston, MA 02201-1007
Tel 617-722-4300
Fax 617-248-1937

Hon. Michael Flaherty, President
Boston City Council
One City Hall Square
Boston, MA 02201

Re: Proposed Minor Modification to the Kittredge Square
Urban Renewal Plan

Dear Councilor Flaherty:

In accordance with the policies adopted by the BRA Board on December 21, 2004 with respect to proposed urban renewal actions of the BRA, I am hereby notifying the City Council that the BRA proposes to adopt a minor modification to the Kittredge Square Urban Renewal Plan, located in the Highland Park section of the City of Boston.

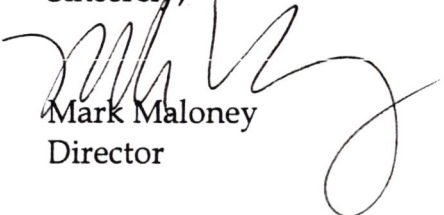
The purpose of the proposed BRA action is to facilitate the BRA's portion of the Highland Park Estates II development located on Lambert and Dorr Streets. The portion to be developed on Lambert and Dorr Streets includes seven residential units.

The BRA proposes to take action on this modification on June 29, 2006.

I enclose a copy of the proposed minor modification resolution. If you have any questions about this matter, please feel free to contact me or Tom Miller, Director of Economic Development at 918-4424.

Thank you.

Sincerely,


Mark Maloney
Director

cc (all with enclosures):

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

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
REGARDING MINOR MODIFICATION TO THE KITTREDGE SQUARE
URBAN RENEWAL PLAN, PROJECT NO. MASS. R-167.

WHEREAS, the Urban Renewal Plan for the Kittredge Square Urban Renewal Area, Project No. Mass. R-167, was adopted by the Boston Redevelopment Authority (the "Authority") on November 30, 1972 and approved by the City Council of the City of Boston on February 15, 1973; (said plan, as amended, being herein referred to as the "Plan"); and

WHEREAS, Sections 601 and 602 of Chapter VI of the Plan, entitled "Modification and Termination," provides that the Plan may be modified at any time by the Authority provided that if the general requirements, controls and restrictions applicable to any part of the Kittredge Square Urban Renewal Area shall be modified after the lease sale of such part, modification must be consented to by the redeveloper or redevelopers of such part of their successors and assigns; provided further that where the proposed modifications may substantially or materially alter or change the Plan, the modifications must be approved by the Boston City Council and the Division of Urban Renewal of the Massachusetts Department of Commerce and Development; and

WHEREAS, it is the opinion of the Authority that the modifications hereinafter provided in the Kittredge Square Urban Renewal Area, are consistent with the objectives of the Plan and are minor modifications which may be adopted within the discretion of the Authority pursuant to said Section 601; and

WHEREAS, the proposed amendments to the Plan are necessary to effectuate the redevelopment.

WHEREAS, on September 30, 2004, the Authority approved the tentative designation, with terms and condition of Highland Phase II Housing LLC as the redeveloper of Parcels 21, 22 and a portion of Parcel R-4 in the Kittredge Square Urban Renewal Area.

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

NOW, THEREFORE, be it resolved by the Authority as follows:

1. Pursuant to Section 601 thereof, the Plan be and hereby is amended as follows:

(a) That Map 1, "Property Map" of the Plan is hereby amended by modifying Parcels 21 and 22. Parcel 21 will be deleted and Parcel 22 will include 18, 20, 22 and 24 Dorr Street as shown on the attached map.

(b) That Map 3, "Disposition Parcels" of the Plan is hereby amended by deleting Parcel 21 and adding 18, 20, 22 and 24 Dorr Street to Parcel 22 as show on the map.

(d) That Map 2, "Proposed Land Use" is hereby amended by designating the permitted land use for Parcels 22 and R-4 as Residential, Open Space and Parking.

(d) That Chapter III, Section 302, entitled "Land Use Provisions and Building Requirements is hereby amended by adding Parcels 22 and R-4 to Table A and designating the permitted land use for Parcels 22 and R-4 to Residential, Open Space and Parking as it may appear throughout the said Section.

(e) That Chapter III Section 302, entitled "Land Use Provisions and Building Requirements" in that subsection of said Chapter III entitled, "Table A: Land Use Requirements" is hereby amended by inserting the following with respect to Parcels 22 and R-4:

Reuse Permitted Land Parcel Use Number	Maximum Floor Area Ratio	Maximum Net Density	Planning & Design Requirements
Parcel 22 & R-4	AA	AA	AA

2. That the proposed modifications are found to be minor modifications which do not substantially or materially alter or change the Plan.

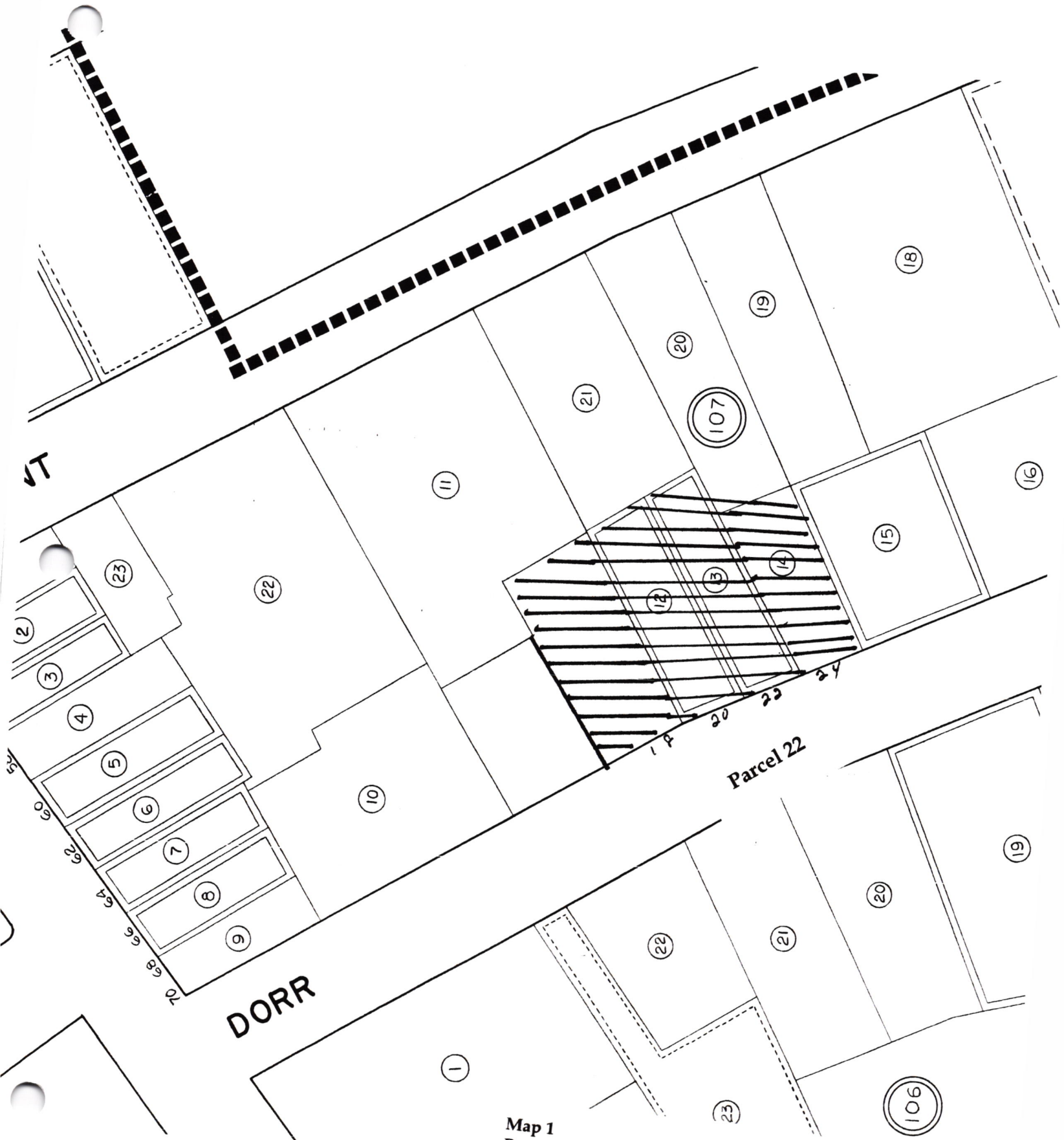
3. That all other provisions of the Plan not inconsistent herewith be and hereby are continued in full force and effect.

4. That it is hereby found and determined pursuant to MEPA that the foregoing modification 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 or minimize damage to the environment.

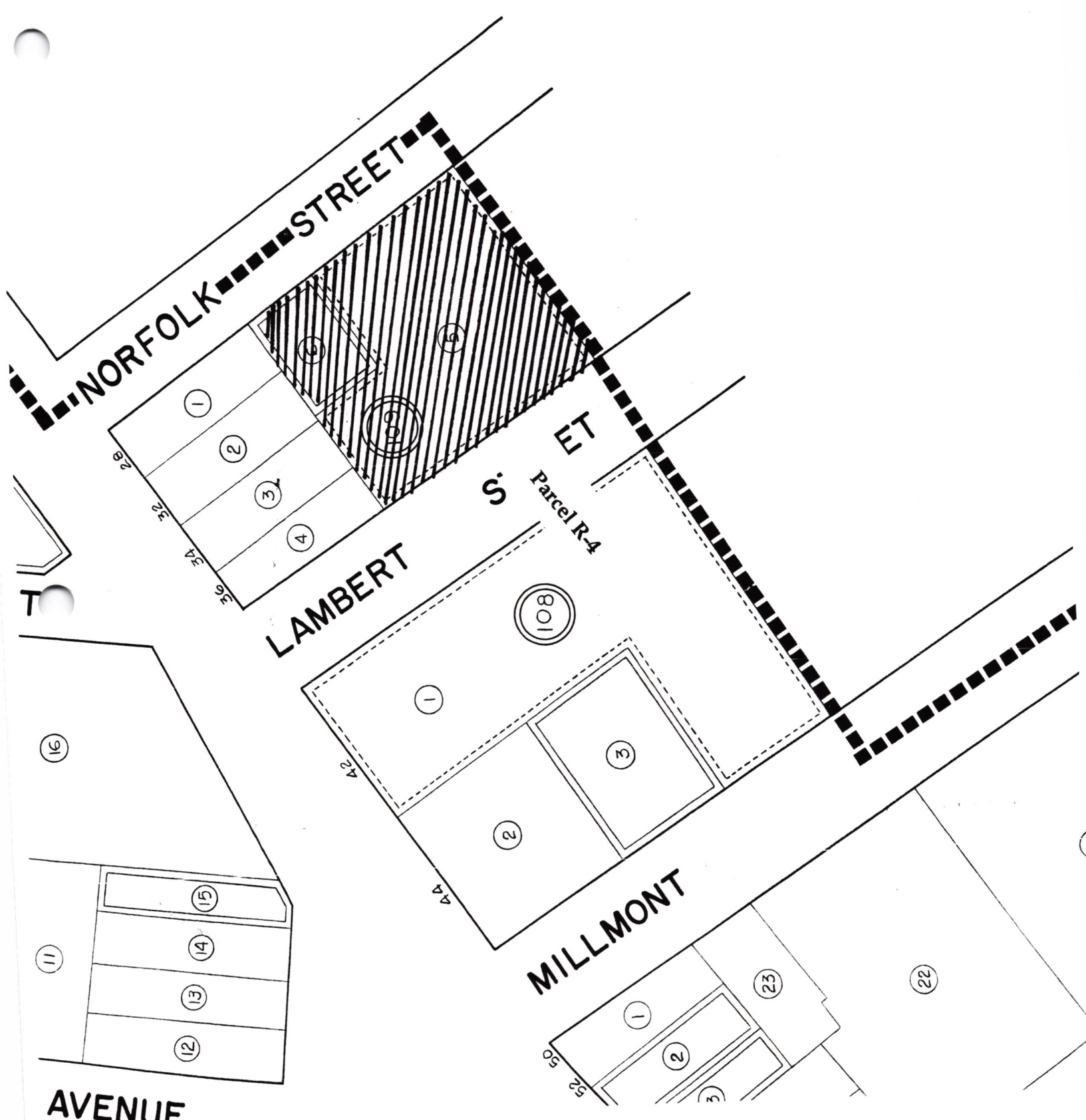
5. That it is hereby found and determined that the proposed development is consistent and compatible with surrounding development respecting material, form and scale.

6. That it is hereby found and determined that the Final Working Drawings and Specifications for the proposed development to be located on Parcels 22 and R-4, conform in all respects to said Plan, as amended, and that the Final Working Drawings and Specifications for the proposed development be, and they hereby are, approved.

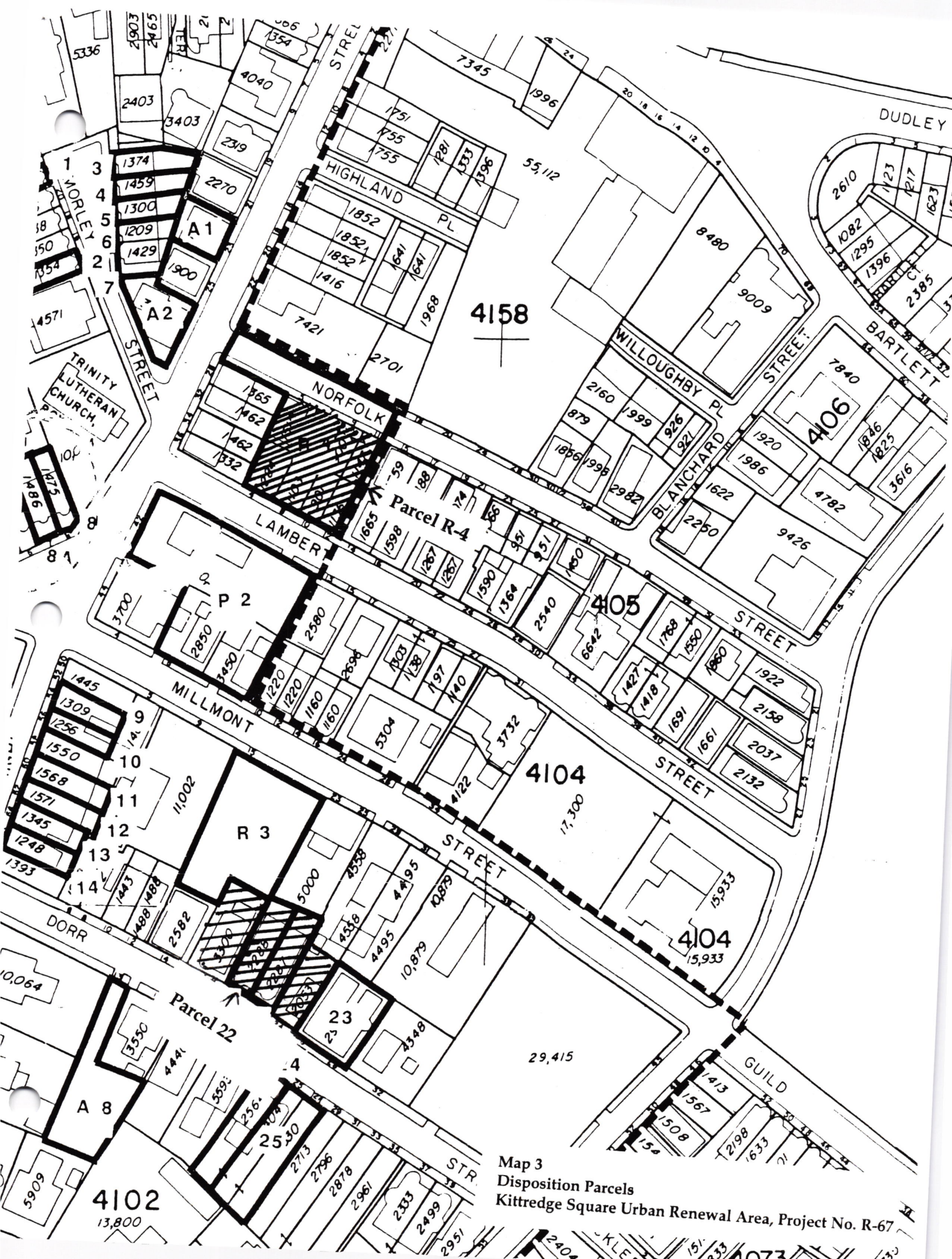
7. That the Director be, and hereby is, authorized and directed to proclaim by certificate these minor modifications of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM7207.1, Circular dated June 3, 1970.



Map 1
Property Map
Kittredge Square Urban Renewal Area, Project No. R-67



Map 1
 Property Map
 Kittredge Square Urban Renewal Area, Project No. R-67



Map 3
 Disposition Parcels
 Kittredge Square Urban Renewal Area, Project No. R-67

Boston Redevelopment Authority

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July 26, 2005

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

Re: Proposed Minor Modification of the Kittredge Square Urban Renewal Plan

Dear Councilor Flaherty:

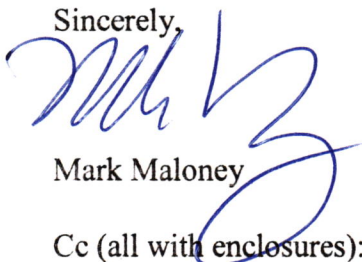
In accordance with the policies adopted by the Boston Redevelopment Authority ("BRA") Board on December 21, 2004, with respect to the proposed urban renewal actions of the BRA, I am hereby notifying the Boston City Council that the BRA proposes to adopt a minor modification to the Kittredge Square Urban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

The purpose of the proposed BRA action is to facilitate the disposition of Parcel 8A, BRA-owned property located at 7 Alvah Kittredge Park in Roxbury. The BRA proposes to take action on this minor modification on September 8, 2005.

I enclose copies 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
Jay Russo, BRA
Michael Kineavy, Office of the Mayor
Amy Dwyer, Office of the Mayor

**RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MINOR MODIFICATION OF THE URBAN RENEWAL PLAN OF
THE KITTREDGE SQUARE URBAN RENEWAL AREA, PROJECT NO.
MASS. R-167, WITH RESPECT TO PARCEL 8A**

WHEREAS, the Urban Renewal Plan for the Kittredge Square Urban Renewal Area, Project No. Mass R-167, was adopted by the Boston Redevelopment Authority (the "Authority") on November 30, 1972, and approved by the City Council of the City of Boston on February 5, 1973; and

WHEREAS, Section 601 of Chapter 6 of said Urban Renewal Plan, entitled: "Modification" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority provided that, if the general requirements, controls or restrictions applicable to any part of the Project Area shall be modified after the lease or sale of such part, the modification must be consented to by the redeveloper or redevelopers of such part or their successors and assigns; provided further that where the proposed modifications may substantially or materially alter or change the Urban Renewal Plan, the modifications must be approved by the Boston City Council and the Commonwealth of Massachusetts Department of Housing and Community Development; and

WHEREAS, it is the opinion of the Authority that the minor modifications with respect to Parcel 8A located at 7 Alvah Kittredge Park, Roxbury, is consistent with the objectives of the Kittredge Square Urban Renewal Plan; and

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

WHEREAS, the proposed amendments to the Urban Renewal Plan are necessary to effectuate the redevelopment of Parcel 8A in the Kittredge Square Urban Renewal Plan Area.

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

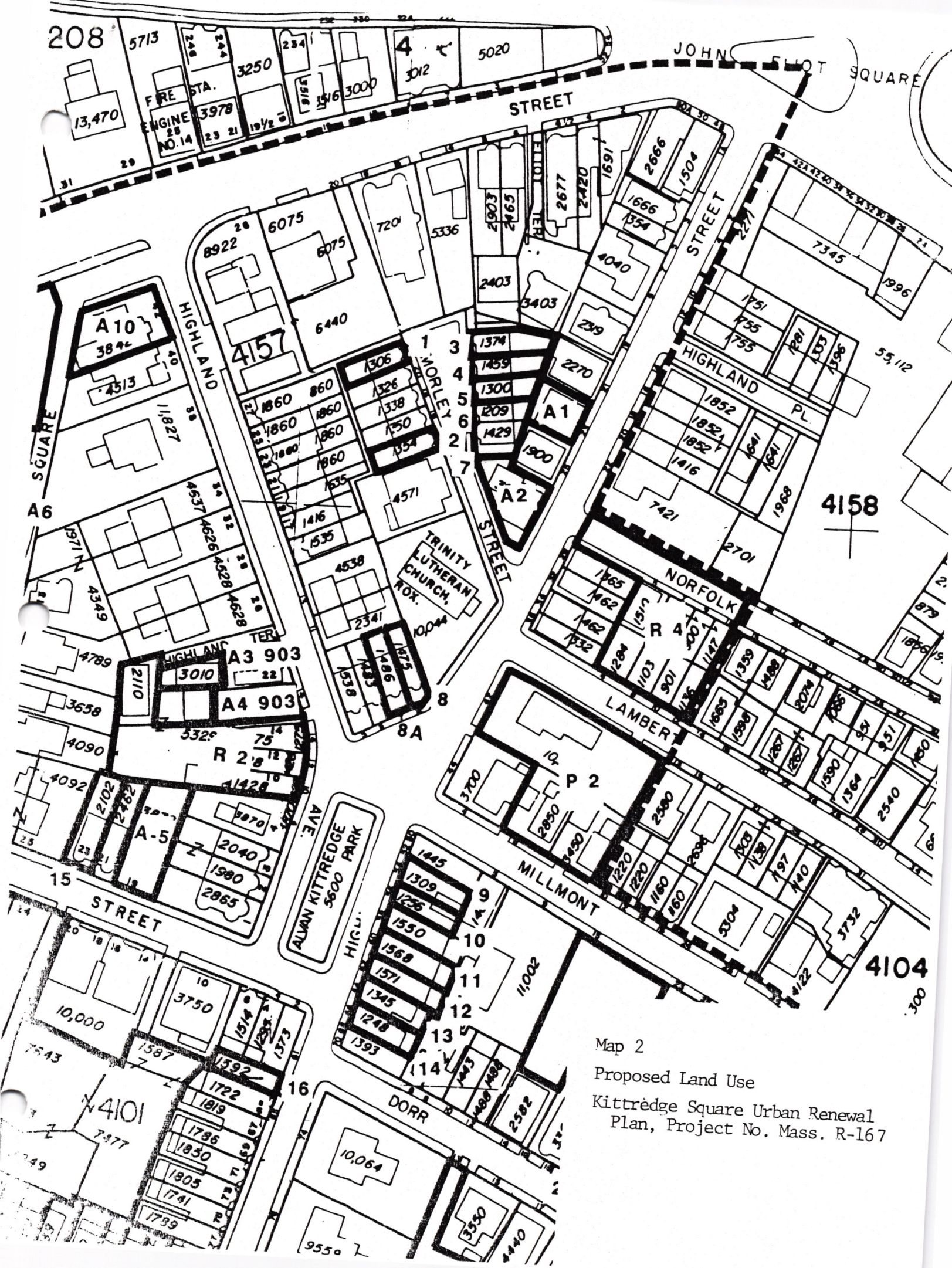
1. That, pursuant to Section 601 of the Kittredge Square Urban Renewal Plan, Project No. Mass. R-167 (the "Plan"), the Plan be and hereby is modified as follows:
 - (a) That Map 2 entitled "Proposed Land Use" be modified by identifying the proposed use of Parcel 8A as "Residential Rehabilitation"; and

(b) That Section 302, Table A, "Land Use and Building Requirements" is hereby modified by including Parcel 8A as follows:

Disposition Parcel Number	Permitted Land Use	Maximum Floor Area Ratio	Maximum Net Density	Planning & Design Requirements
8A	Residential Rehabilitation and Accessory Parking	*	*	*

* To be determined by the Authority

2. That the proposed modification is found to be a minor modification, which does not substantially, or materially alter or change the Plan.
3. That all other provisions of said Plan not inconsistent herewith be, and hereby are, continuing in full force and effect.
4. That it is hereby found and determined pursuant to MEPA that the foregoing modification 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 or minimize damage to the environment.
5. 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, 7207.1 Circular dated August 8, 1974, if applicable.



Map 2
 Proposed Land Use
 Kittrédge Square Urban Renewal
 Plan, Project No. Mass. R-167

July 26, 2005

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

Re: Proposed Minor Modification of the Kittredge Square Urban Renewal Plan

Dear Councilor Flaherty:

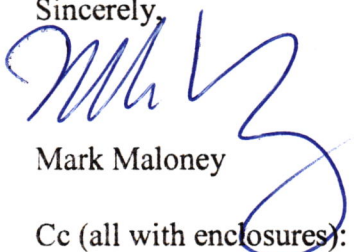
In accordance with the policies adopted by the Boston Redevelopment Authority ("BRA") Board on December 21, 2004, with respect to the proposed urban renewal actions of the BRA, I am hereby notifying the Boston City Council that the BRA proposes to adopt a minor modification to the Kittredge Square Urban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

The purpose of the proposed BRA action is to facilitate the disposition of Parcel 8, BRA-owned property located at 8 Alvah Kittredge Park in Roxbury. The BRA proposes to take action on this minor modification on September 8, 2005.

I enclose copies 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
Jay Russo, BRA
Michael Kineavy, Office of the Mayor
Amy Dwyer, Office of the Mayor

**RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MINOR MODIFICATION OF THE URBAN RENEWAL PLAN OF
THE KITTREDGE SQUARE URBAN RENEWAL AREA, PROJECT NO.
MASS. R-167, WITH RESPECT TO PARCEL 8**

WHEREAS, the Urban Renewal Plan for the Kittredge Square Urban Renewal Area, Project No. Mass R-167, was adopted by the Boston Redevelopment Authority (the "Authority") on November 30, 1972, and approved by the City Council of the City of Boston on February 5, 1973; and

WHEREAS, Section 601 of Chapter 6 of said Urban Renewal Plan, entitled: "Modification" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority provided that, if the general requirements, controls or restrictions applicable to any part of the Project Area shall be modified after the lease or sale of such part, the modification must be consented to by the redeveloper or redevelopers of such part or their successors and assigns; provided further that where the proposed modifications may substantially or materially alter or change the Urban Renewal Plan, the modifications must be approved by the Boston City Council and the Commonwealth of Massachusetts Department of Housing and Community Development; and

WHEREAS, it is the opinion of the Authority that the minor modifications with respect to Parcel 8 located at 8 Alvah Kittredge Park, Roxbury, is consistent with the objectives of the Kittredge Square Urban Renewal Plan; and

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

WHEREAS, the proposed amendments to the Urban Renewal Plan are necessary to effectuate the redevelopment of Parcel 8A in the Kittredge Square Urban Renewal Plan Area.

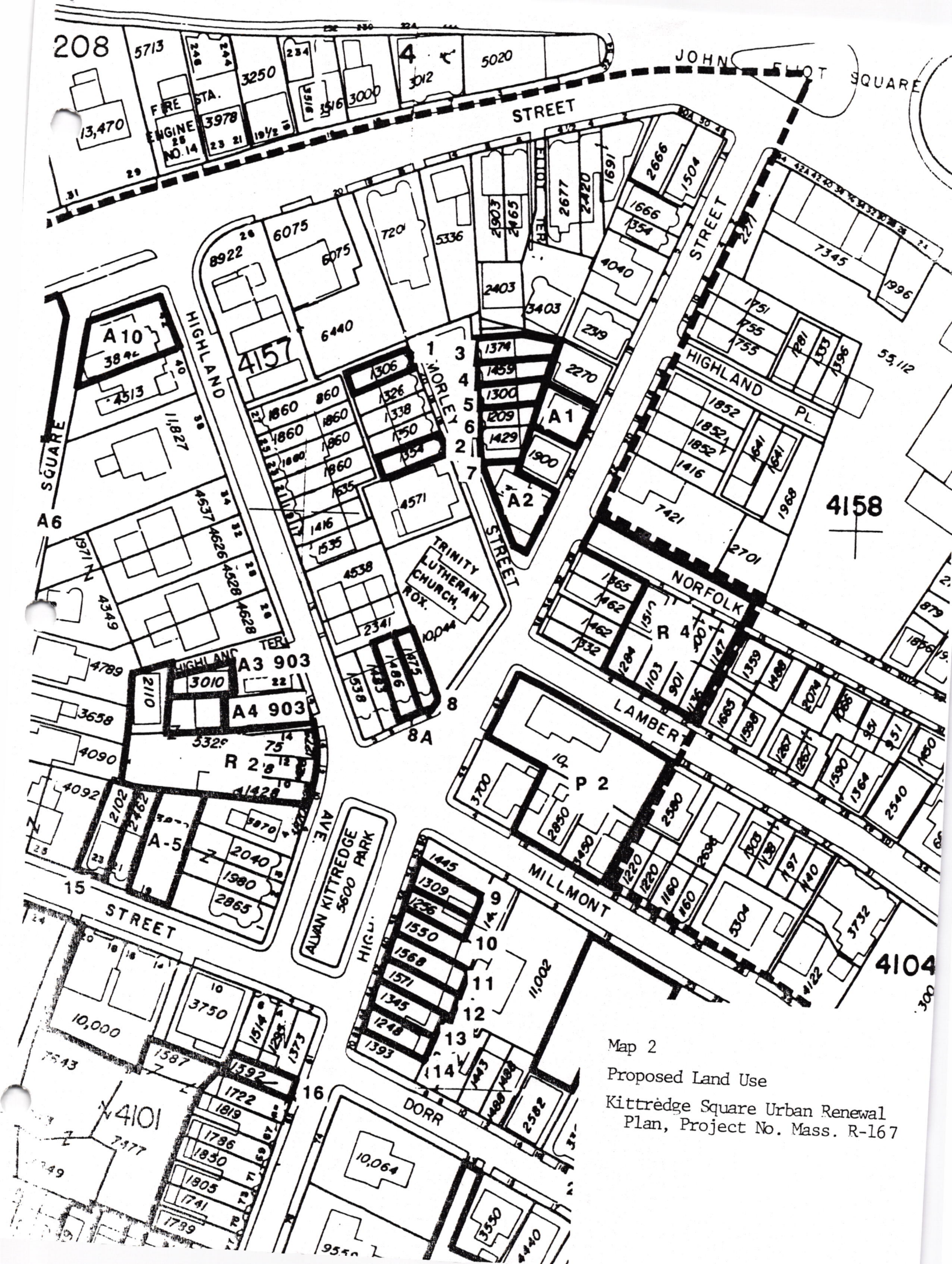
**NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON
REDEVELOPMENT AUTHORITY:**

1. That, pursuant to Section 601 of the Kittredge Square Urban Renewal Plan, Project No. Mass. R-167 (the "Plan"), the Plan be and hereby is modified by modifying Section 302, Table A, "Land Use and Building Requirements" by including Parcel 8 as follows:

Disposition Parcel Number	Permitted Land Use	Maximum Floor Area Ratio	Maximum Net Density	Planning & Design Requirements
8	Residential Rehabilitation and Accessory Parking	*	*	*

* To be determined by the Authority

2. That the proposed modification is found to be a minor modification, which does not substantially, or materially alter or change the Plan.
3. That all other provisions of said Plan not inconsistent herewith be, and hereby are, continuing in full force and effect.
4. That it is hereby found and determined pursuant to MEPA that the foregoing modification 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 or minimize damage to the environment.
5. 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, 7207.1 Circular dated August 8, 1974, if applicable.



Map 2
Proposed Land Use
Kittredge Square Urban Renewal
Plan, Project No. Mass. R-167

Boston Redevelopment Authority

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Dear Councilor Flaherty:

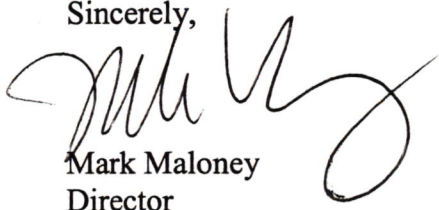
In accordance with the policies adopted by the Boston Redevelopment Authority ("BRA") Board on December 21, 2004, with respect to proposed urban renewal actions of the BRA, I am hereby notifying the Boston City Council that the BRA proposes to adopt a minor modification to the Kittredge Square Urban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

The purpose of the proposed BRA action is to facilitate the development of residential property located at 21 Morley Street. The BRA proposes to take action on this minor modification on June 30, 2005.

I enclose copies 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
Director

Cc: (all with enclosures).
Members, Boston City Council
Tom Miller, BRA
Jay Russo, BRA
Michael Kineavy, Office of the Mayor
Amy Dwyer, Office of the Mayor

**RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MINOR MODIFICATION OF THE URBAN RENEWAL PLAN OF
THE KITTREDGE SQUARE URBAN RENEWAL AREA, PROJECT NO.
MASS. R-167, WITH RESPECT TO PARCEL 3**

WHEREAS, the Urban Renewal Plan for the Kittredge Square Urban Renewal Area, Project No. Mass R-167, was adopted by the Boston Redevelopment Authority on November 30, 1972, and approved by the City Council of the City of Boston on February 5, 1973; and

WHEREAS, Section 601 of Chapter 6 of said Urban Renewal Plan, entitled: "Modification" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority provided that, if the general requirements, controls or restrictions applicable to any part of the Project Area shall be modified after the lease or sale of such part, the modification must be consented to by the redeveloper or redevelopers of such part or their successors and assigns; provided further that where the proposed modifications may substantially or materially alter or change the Urban Renewal Plan, the modifications must be approved by the Boston City Council and the Commonwealth of Massachusetts Department of Housing and Community Development; and

WHEREAS, it is the opinion of the Authority that the minor modifications with respect to Parcel 3 located at 21 Morley Street, Roxbury, is consistent with the objectives of the Kittredge Square Urban Renewal Plan; and

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

WHEREAS, the proposed amendments to the Urban Renewal Plan are necessary to effectuate the redevelopment of Parcel 3 in the Kittredge Square Urban Renewal Plan Area.

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

That, pursuant to Section 601 of the Kittredge Square Urban Renewal Plan, Project No. Mass. R-167 (the "Plan"), the Plan be and hereby is modified as follows:

1. That Section 402, Table A, "Land Use and Building Requirements" is hereby modified by including Parcel 3 as follows:

Disposition Parcel Number	Permitted Land Use	Maximum Floor Area Ratio	Maximum Net Density	Planning & Design Requirements
3	Residential And Associated Parking and Other Uses	*	*	A, B, C

* To be determined by the Authority

2. That the proposed modification is found to be a minor modification, which does not substantially, or materially alter or change the Plan.
3. That all other provisions of said Plan not inconsistent herewith be, and hereby are, continuing in full force and effect.
4. That it is hereby found and determined pursuant to MEPA that the foregoing modification 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 or minimize damage to the environment.
5. 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, 72071.1 Circular dated August 8, 1974, if applicable.