

## MEMORANDUM

SEPTEMBER 12, 2013

**TO:** BOSTON REDEVELOPMENT AUTHORITY AND  
PETER MEADE, DIRECTOR

**FROM:** HEATHER CAMPISANO, DEPUTY DIRECTOR FOR DEVELOPMENT  
REVIEW

**SUBJECT:** NORTH HARVARD URBAN RENEWAL AREA, PROJECT NO. MASS.  
R-54: PARCEL 1 (OTHERWISE KNOWN AS PARCEL R-1), LOCATED  
AT THE INTERSECTION OF NORTH HARVARD STREET AND  
WESTERN AVENUE

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**SUMMARY:** This Memorandum requests that the Boston Redevelopment Authority (“BRA”) adopt the Resolution regarding Minor Modification to the North Harvard Urban Renewal Plan with respect to Parcel 1 (otherwise known as Parcel R-1) located at the intersection of North Harvard Street and Western Avenue in the North Harvard Urban Renewal Area, Project No. Mass. R-54.

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### **LOCATION AND DESCRIPTION**

Parcel 1 (otherwise known as Parcel R-1 in the North Harvard Urban Renewal Area, Project No. Mass. R-54) is located at the intersection of North Harvard Street and Western Avenue, and includes Stadium Way and Hefferan Street, which have been used as parking areas for the Charlesview Apartments (variously referred to as “Parcel” and “Parcel R-1”).

### **BACKGROUND INFORMATION**

The North Harvard Urban Renewal Plan Area was established in the mid-1960’s in a section of the North Allston neighborhood at the intersection of North Harvard Street and Western Avenue to foster new development to meet the housing needs of the community. Accordingly, the Boston Redevelopment Authority (the “BRA”) made the bulk of the urban renewal area available to Charlesview, Inc. (a Massachusetts urban redevelopment corporation organized under M.G. L. c. 121A) that was founded by area faith-based institutions for the purpose of developing mixed-income housing. The BRA transferred Parcel R-1 of the North Harvard Urban Renewal Plan Area (“Parcel R-1”), excluding Hefferan Street and Stadium Way, to Charlesview, Inc. by Deed dated November 4, 1969 and recorded as Document No. 296015 in the Suffolk County

Registry District of the Land Court ("Deed"). In addition, the BRA and Charlesview, Inc. entered into a Land Disposition Agreement dated November 4, 1969 and recorded as Document No. 296018 ("Land Disposition Agreement"). The resulting development of the 213 unit Charlesview Apartments has provided a valued affordable housing resource for hundreds of families and individuals for four decades.

In late 2006, Charlesview, Inc. reached an agreement with Harvard University ("Harvard") to sell the existing 213 unit housing development site to Harvard pending the availability of a suitable relocation site for replacement housing for the current tenants. In accordance with this agreement, Harvard made a development site available to Charlesview, Inc. located on Western Avenue approximately one half mile west of the current site. In December of 2009, the BRA approved a proposal by Charlesview, Inc., in partnership with The Community Builders, Inc. for the development of the replacement housing on the Western Avenue development site being provided by Harvard. Construction is now complete and the tenants have begun moving into the new development. The relocation is expected to be completed this month.

Once all of the tenants of the Charlesview Apartments project have been moved into the new facility the Master Lease between Harvard and Charlesview, Inc. will be terminated and Harvard will take title to Hefferan Street and Stadium Way from the BRA. Harvard will include Parcel R-1 in its new Institutional Master Plan ("IMP"), which will govern Harvard's future development on Parcel R-1.

#### **MINOR MODIFICATION TO THE URBAN RENEWAL PLAN**

In order to allow institutional uses on Parcel 1 (otherwise known as Parcel R-1), it is necessary to amend the North Harvard Urban Renewal Plan, Project No. Mass. R-54 ("Plan").

A Minor Modification to the plan entitled "Land Use Plan & Disposition Plan" will show the use of Parcel 1 as Institutional.

A Minor Modification to Section III. B. entitled "Land Use Provisions and Building Requirements" will substitute institutional in the place of residential for the Permitted Use for Parcel 1.

Section VI of the Plan provides that the North Harvard Urban Renewal Plan may be modified at any time by the BRA provided that the proposed modification is not a basic or fundamental modification of the North Harvard Urban Renewal Plan. In the opinion of the General Counsel, the aforementioned proposed modifications are minor and do not substantially or materially alter or change the North Harvard Urban Renewal Plan. The staff has determined that the forgoing modifications to the North Harvard Urban

Renewal Plan, and any proposed improvements 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. This modification may, therefore, be effected by vote of the BRA pursuant to Section VI of the North Harvard Urban Renewal Plan.

### **RECOMMENDATION**

It is, therefore, recommended that the BRA adopt the attached Resolution modifying the North Harvard Urban Renewal Plan with respect to Parcel 1.

An appropriate vote follows:

**VOTED:** That the Boston Redevelopment Authority ("BRA") adopt the attached Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: MINOR MODIFICATION OF THE URBAN RENEWAL PLAN OF THE NORTH HARVARD URBAN RENEWAL AREA, PROJECT NO. MASS. R-54, WITH RESPECT TO PARCEL 1."