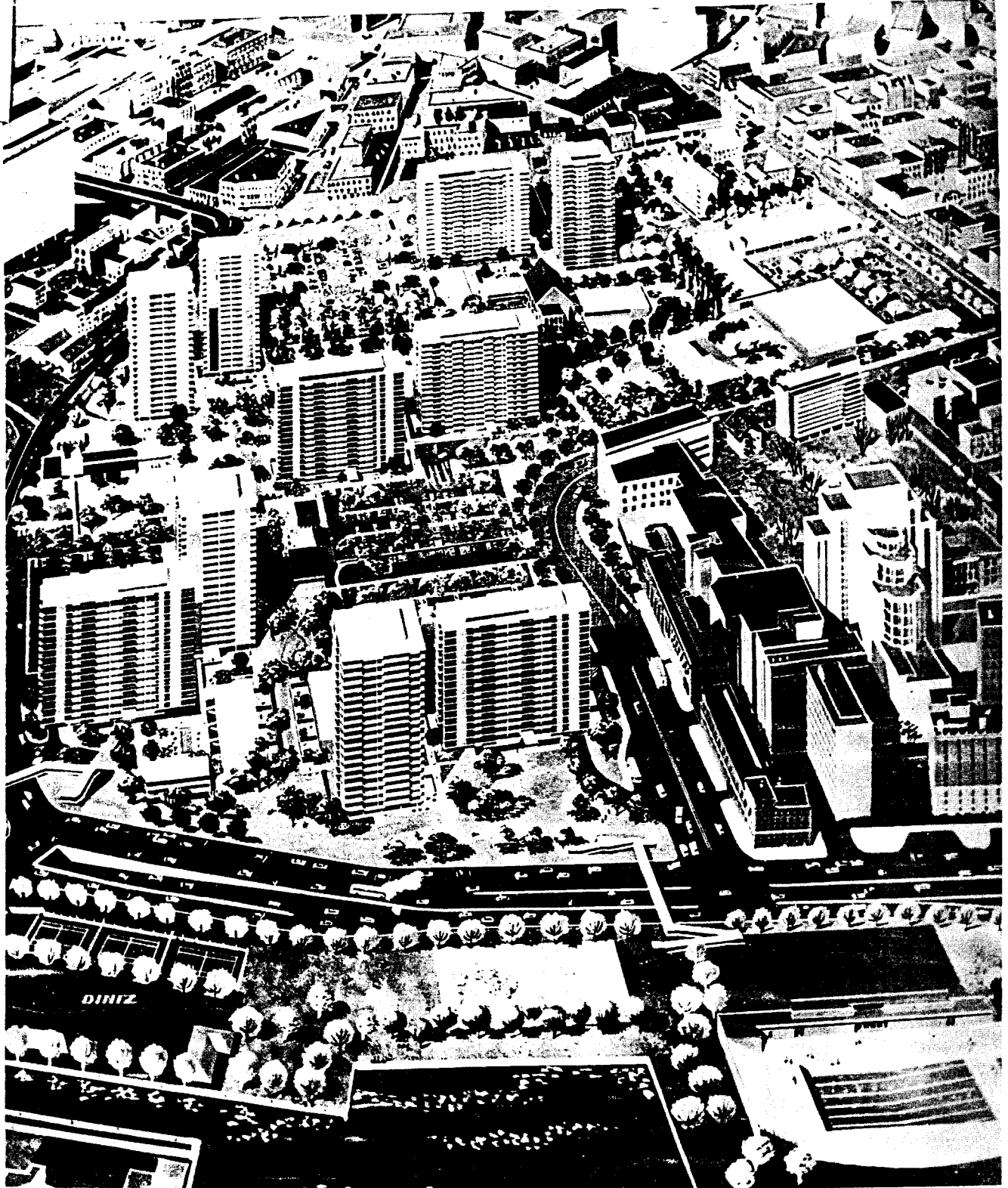


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## WEST END LAND ASSEMBLY AND REDEVELOPMENT PLAN

Revised March 1957, May 1957, June 1959

**REVISED REDEVELOPMENT PLAN**  
**WEST END LAND ASSEMBLY AND REDEVELOPMENT PROJECT**  
**PROJECT NO. UR MASSACHUSETTS 2-3**  
**BOSTON, MASSACHUSETTS**

Revised: June 1959

## **PREFACE**

The Revised Redevelopment Plan for the West End Land Assembly and Redevelopment Project, UR Massachusetts 2-3, consists of the text following on page 1 through page 19 inclusive, which includes the following Maps, designated as:

- Map No. 1 Project Area Plan (Map)
- Map No. 2 Right-of-Way Adjustment Plan (Map)
- Map No. 5 Land Disposition Plan (Map)

## **SUPPORTING DRAWINGS**

- Map No. 3 Proposed Zoning Plan (Map)
- Map No. 4a Sanitary Sewer Plan (Map)
- Map No. 4b Storm Drainage Plan (Map)
- Map No. 4c Water Supply and Fire Hydrant Plan (Map)
- Map No. 4d Road and Easements Plan (Map)
- Map No. 4e-1 Private Utilities Adjustment Plan, Gas (Map)
- Map No. 4e-2 Private Utilities Adjustment Plan, Telephone and Electrical (Map)
- Map No. 4f Major Grading Plan (Map)

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## A. PROJECT LOCATION:

The West End Land Assembly and Redevelopment Project Area, herein-after called the "Project Area", is located in the downtown section of Boston in the County of Suffolk and is bounded as follows:

The project boundary, with the exceptions noted hereinafter, starts at the center point of the junction of Allen Street and Charles Street and running in a northeasterly direction along the center line of Charles Street to a point opposite the northeasterly side lot line of the property now or formerly numbered 395 Charles Street;

thence turning in a southeasterly direction along said side lot line extended to a point which is the northeasterly corner of previously described parcel at 395 Charles Street and the right-of-way line of Charles Street;

thence continuing in a straight line in a southeasterly direction along said side lot line of previously described 395 Charles Street a distance of sixty-one and six one-hundredths (61.06') feet to a point;

thence turning in a northeasterly direction along the southeasterly side lot line of that parcel of land now or formerly numbered 401 Charles Street a distance of eighty and forty-eight hundredths (80.48') feet to a point on the southerly boundary of Charles Street;

thence turning in an easterly direction along the southerly boundary of Charles Street and running a distance of forty-four and eighteen hundredths (44.18') feet across the passageway and along the lot line of that parcel now or formerly numbered 64 Auburn Street to a point which is the point of curvature of an arc that comprises the lot line of 64 Auburn Street;

thence turning in a  $N89^{\circ}-33'-29''E$  direction crossing Auburn Street for a distance of fifty-one and sixty-five hundredths (51.65') feet to a point near the northeasterly side of Auburn Street;

thence turning in a  $N86^{\circ}-31'-53''E$  direction crossing Leverett Street for a distance of ninety-three and forty-six hundredths (93.46') feet to a point on the northeasterly side of Leverett Street;

thence turning in a  $S82^{\circ}-12'-03''E$  direction and running a distance of eighty-five and four hundredths (85.04') feet to a point in the northwesterly side of Brighton Street;

thence turning in a  $S71^{\circ}-31'-19''E$  direction and running a distance of nineteen and thirty-eight hundredths (19.38') feet to a point near the center of Brighton Street;

thence turning in a  $S54^{\circ}-56'-47''E$  direction and running a distance of thirty and ninety-eight hundredths (30.98') feet to a point;

thence turning in a  $N35^{\circ}-03'-13''E$  direction and running a distance of nine and twenty-two hundredths (9.22') feet to a point;

thence turning in a  $S71^{\circ}-31'-19''E$  direction and running a distance of fifty-three and one hundredths (53.01') feet to a point on the northwesterly corner of the rear lot line of that parcel of land now or formerly numbered 19 Barton Street;

thence turning in a  $S76^{\circ}-23'-49''E$  direction a distance of fifteen and ninety-seven hundredths (15.97') feet more or less along the side lot line of 19 Barton Street;

thence turning in a  $N47^{\circ}-48'-37''E$  direction a distance of nine and fifteen hundredths (9.15') feet more or less to a point on the side lot line of 19 Barton Street;

thence turning in a  $S42^{\circ}-23'-26''E$  direction a distance of thirteen and fifty-three hundredths (13.53') feet on the side lot line of 19 Barton Street;

thence turning in a  $S76^{\circ}-23'-49''E$  direction a distance of thirty-six and eighty-four hundredths (36.84') feet to a point where the northeasterly side lot line of 19 Barton Street intersects the right-of-way of the northwesterly side of Barton Street;

thence crossing Barton Street in a  $S77^{\circ}-07'-13''E$  direction a distance of thirty-nine and eighteen hundredths (39.18') feet to a point on the southeasterly side of Barton Street;

thence turning in a  $S48^{\circ}-08'-25''$  W direction a distance of three and thirty-three hundredths (3.33') feet along the northeasterly side lot line of the lot now or formerly numbered 16 Barton Street to a point;

thence turning in a  $S42^{\circ}-42'-41''$  E direction and running a distance of twelve and thirty-two hundredths (12.32') feet to a point;

thence turning in a  $N47^{\circ}-33'-13''$  E direction and running a distance of eleven and thirty-five hundredths (11.35') feet to a point;

thence turning in a  $S75^{\circ}-44'-56''$  E direction and running a distance of fifty-three and five hundredths (53.05') feet to a point;

thence turning in a  $S73^{\circ}-19'-25''$  E direction a distance of sixty-six and seventy-five hundredths (66.75') feet to a point on the northwesterly right-of-way of Willard Street;

thence in a  $N47^{\circ}-48'-33''$  E direction along the northwesterly right-of-way of Willard Street a distance of thirty-two and nine tenths (32.9') feet to a point on the center line of the Surface Road Connection that links the Leverett Street Traffic Circle with Nashua Street;

thence following the center line of the previously described Surface Road Connection in a southeasterly direction to a point which is the intersection of the center lines of the previously described Surface Road Connection and Lowell Street;

thence running in a southeasterly direction along the center line of Lowell Street to a point in Lowell Square which is the intersection of the center lines of Lowell Street and Staniford Street;

thence turning and running in a southwesterly direction along the center line of Staniford Street to a point which is the intersection of the center lines of Staniford Street and Green Street;

thence turning and running in a southeasterly direction along the center line of Green Street to a point which is the intersection of the center lines of Green Street and Staniford Street;

thence turning and running in a southerly direction along the center line of Staniford Street to a point which is the intersection of the center lines of Staniford Street and Cambirdge Street;

thence turning and running in a westerly direction along the center line of Cambirdge Street to a point which is the intersection of the center lines of Cambridge and Blossom Streets;

thence turning and running in a northerly direction along the center line of Blossom Street to a point which is the intersection of the center lines of Blossom Street and Allen Street;

thence turning and running in a northwesterly direction along the center line of Allen Street to a point being the point beginning at the center point of said Allen Street and Charles Street;

#### EXCEPTIONS:

The following four parcels are specifically excluded from the Project Area although included within the boundary line described on the foregoing pages.

a. A certain parcel of land with schoolhouse buildings thereon situated in Boston, Suffolk County, Massachusetts, and now known as 33 Blossom Street, being shown on a plan by C. L. Patterson, C. E., dated September 15, 1914 and on file with the Boston School Buildings Department, bounded and described as follows;

NORTHERLY by Blossom Street 166.31 feet;

EASTERLY by land now or formerly of the Roman Catholic Archbishop of Boston 84.75 feet;

SOUTHEASTERLY by land now or formerly of said Roman Catholic Archbishop of Boston and Harry F. Hunter et al 26.77 feet;

SOUTHWESTERLY by McLean Court 14.78 feet;

SOUTHEASTERLY by McLean Court 135.67 feet;

SOUTHWESTERLY by land now or formerly of Nathan Baer et al 31.00 feet;

SOUTHERLY by land of said Nathan Baer et al 23.05 feet;

EASTERLY by land of said Nathan Baer et al 1.0 feet;

SOUTHERLY by land of said Nathan Baer et al 17.81 feet;  
WESTERLY by Eaton Street 6.50 feet;  
SOUTHERLY by North Russell Street 35.96 feet;  
WESTERLY by eight lots of land of various ownership 223.46 feet;

containing 33.289 square feet of land more or less according to said plan; with the exception of a strip of land on Blossom Street bounded as follows:

NORTHERLY by Blossom Street 166.31 feet;  
EASTERLY by land now or formerly of Roman Catholic Archbishop of Boston 40 feet more or less;  
SOUTHERLY by remaining portion of above identified parcel numbered 33 Blossom Street 166.31 feet more or less;  
WESTERLY by land now or formerly of Cristo Nasti and City of Boston 40 feet more or less to the point of beginning;

which is to be taken for the widening of Blossom Street.

b. A certain parcel of land with the buildings thereon situated in Boston, County of Suffolk, Massachusetts, now known as 131 Cambridge Street being recorded in Suffolk Registry of Deeds in Book 2028, page 44 and modified by a street widening recorded in Book 4607 page 321 and further identified on assessors' maps of Boston described and bounded as follows:

EASTERLY by land now or formerly of Rose Kanter 82.58 feet;  
SOUTHERLY by land now or formerly of Samuel Israel 13.69 feet;  
EASTERLY by land of said Samuel Israel 1.57 feet;  
SOUTHERLY by land now or formerly of the Pope Company 152.94 feet;  
WESTERLY by Cambridge Street 87.27 feet;  
NORTHERLY by Lynde Street 160.82 feet;

containing, according to said plan, 14,680 feet;

c. A certain parcel of land with the buildings thereon now numbered 141 Cambridge Street, situated in Boston, Suffolk County, Massachusetts, being shown on a plan made by William S. Crocker, C. E., and dated October 31, 1936, recorded with Suffolk Land Court as case number 17175, bounded and described as follows:

EASTERLY by land now or formerly of Nicholas M. Carchia et al 36.89 feet to a point;  
thence turning an angle and running along said land of said Nicholas M. Carchia 43.85 feet;  
SOUTHERLY by Lynde Street, 133.82 feet;  
WESTERLY by Cambridge Street 73.40 feet;  
NORTHERLY by land now or formerly of Kathrine Powers, Bertha Ross, Cyrus Sargeant et al, and Margaret Sowa, 68.63 feet;  
WESTERLY by land of said Margaret Sowa 0.61 feet;  
NORTHERLY by land now or formerly of Marks Mittenthal 19.08 feet;  
EASTERLY by land of said Marks Mittenthal 0.45 feet;  
NORTHERLY by land of said Marks Mittenthal 2.25 feet;  
WESTERLY by land of said Marks Mittenthal 0.95 feet;  
NORTHERLY by land of George Holden Tinkham et al and a passageway 44.91 feet;

containing, according to said plan, 10,348 square feet of land.

d. A certain parcel of land with the buildings thereon, situated in Boston, County of Suffolk, Massachusetts, now known and numbered as 66 Chambers Street and 8 Allen Street, being recorded in Suffolk Registry of Deeds with Book 818, page 69; Book 880, page 85; and Book 2385, page 157; further identified on assessors' maps of Boston, described and bounded as follows:

SOUTHEASTERLY by Allen Street 163.70 feet;  
SOUTHERLY by Chambers Street 75.85 feet;

**NORTHWESTERLY by McLean Street 208.10 feet;**  
**NORTHEASTERLY by land now or formerly of the Roman Catholic Archbishop of Boston**  
**84 00 feet;**

**containing, according to said plan, 13,099 square feet, more or less, and with the benefit of and**  
**subject to party wall agreements, if any, and insofar as they are now in force and applicable.**



## **B. PLANNING PROPOSALS**

### **1. Execution of the Redevelopment Plan**

The Boston Redevelopment Authority, herein called the "Authority" will acquire by purchase, eminent domain or otherwise, all property in the above described Project Area except those specifically excluded and will demolish, remove, relocate or otherwise dispose of all buildings and structures thereon, will rough-grade the land as illustrated on the Major Grading and Site Improvements Plan (Map), No. 4F, will sell or lease for private and public development all land in the Project Area not needed for street and highway purposes, and will dedicate or otherwise transfer to public authorities all land needed for street or highway purposes.

### **2. Proposed Land Use.**

Land in the Project Area shall be devoted to multi-family residential use, commercial use, public and semi-public use, institutional use, public streets and highways, and to commercial uses which are complementary and accessory to multi-family residential use, in accordance with the land use designations hereinafter provided for each parcel as identified on Drawing No. 5 Land Disposition Plan. Between the time of clearance of any portion of land and sale or lease to a redeveloper, the portion of land may be used for interim parking.

This Plan contains accepted standards with respect to land coverage, building bulk, building setbacks, land use density, the provision of schools and playgrounds, and the requirements for all-street parking and loading.

### **3. Regulation and Controls to be Applied.**

Building controls are intended to operate as a system of interacting restrictions, each being a complement and a check to every other, with a flexibility permitting wide latitude in design.

#### **(A) Land Disposition**

(1) All land in the Project Area not needed for streets or highway purposes shall be sold or leased for private, semi-public and public development for use in accordance with this Plan.

(2) All land needed for street or highway purposes shall be dedicated or otherwise transferred by the Authority to the City of Boston for such purposes only.

(3) Licenses in the public streets for the sewerage system, water distribution system, gas lines, steam lines, electric lines, telephone lines, and fire alarm and police signal systems necessary to implement this Plan shall be granted by the Authority.

(4) It shall be the sole right of the developer to grant all easements for utilities through his property.

(5) All land designated herein for semi-public institutional uses shall be sold or leased to semi-public entities for their use for such purposes only.

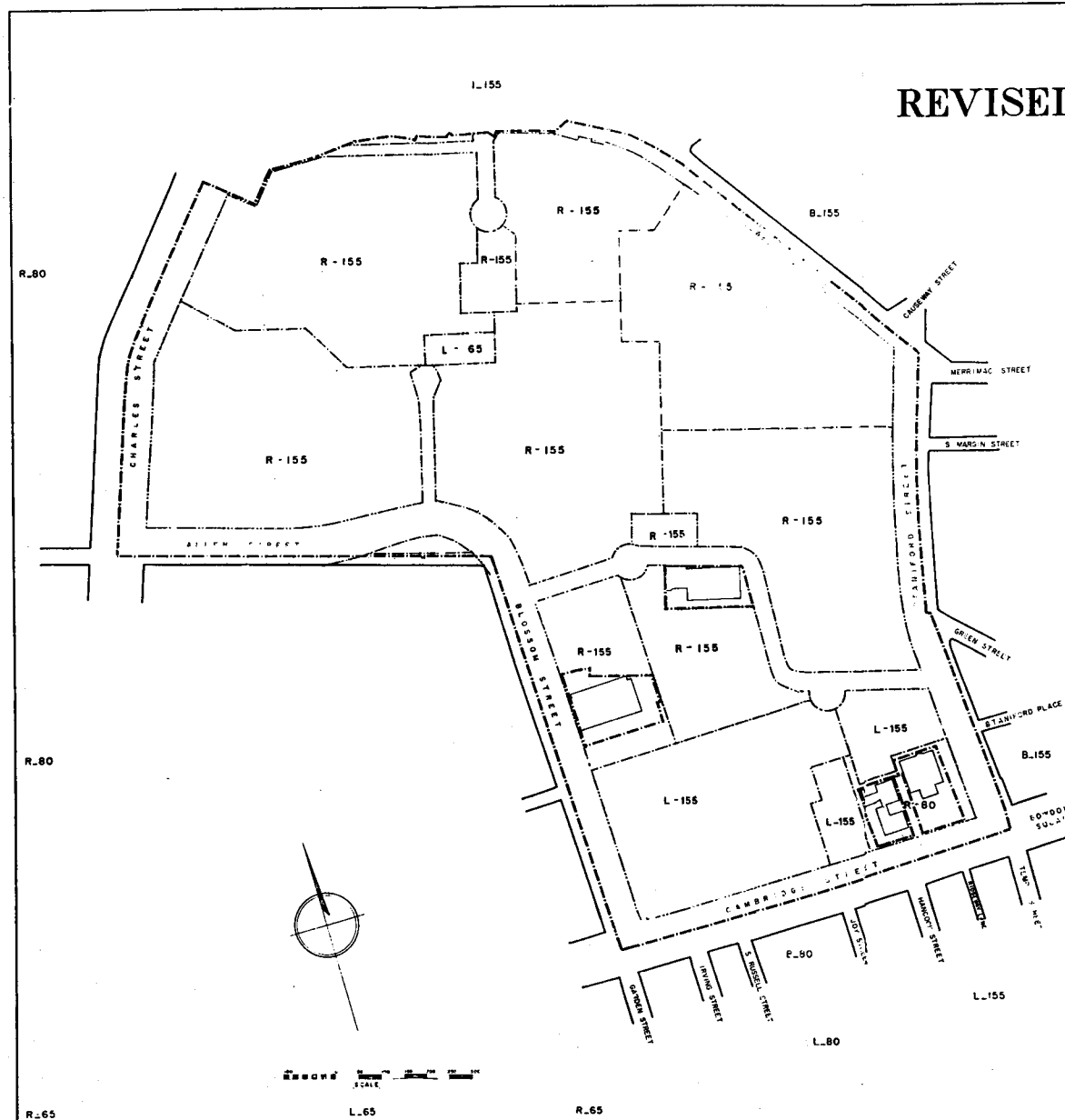
(6) The developer is to purchase all the land of a delivery parcel including that portion of the "public foot path" contained within a delivery parcel. The developer shall grant to the Authority an easement for the construction of the "public foot path" and an easement making the "public foot path" a right-of-way for pedestrian travel. The foot path will be dedicated for public uses and transferred by the Authority to the City of Boston for such purposes only.

#### **(B) Restrictions on the Use of Project Land.**

The following restrictions shall be binding and effective upon all purchasers of land, their heirs and assigns, in that section of Boston identified as the West End Land Assembly and Redevelopment Project Area and more particularly described in Part A of this Plan for a period of 50 years from the date of adoption of the Plan by the Boston City Council.



CODE NO. R-307A  
**REVISED FINAL PROJECT REPORT**  
**PART I**  
**APPLICATION FOR**  
**LOAN AND GRANT**  
**WEST END PROJECT**  
**U R MASS 2-3**

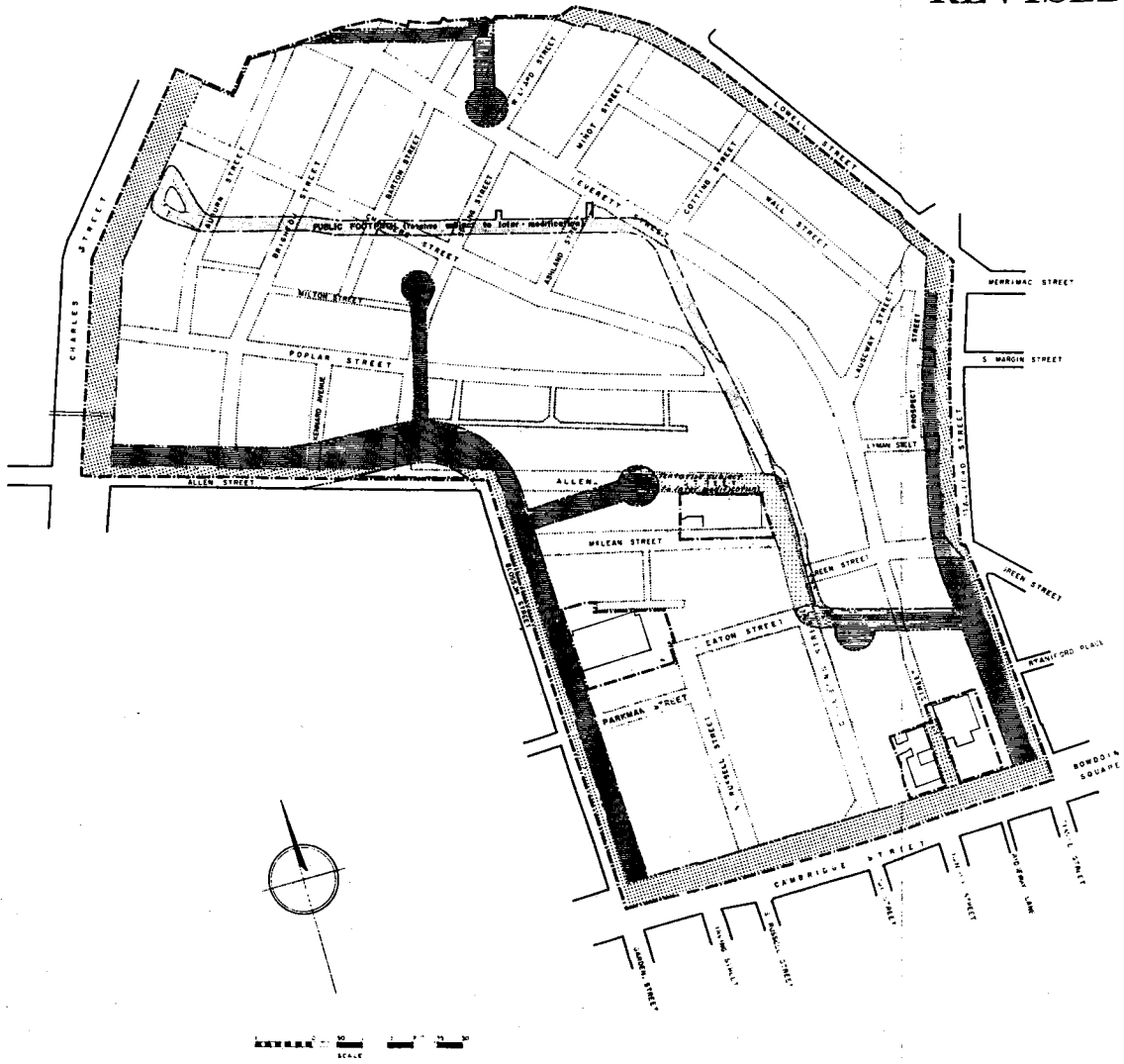


**KEY**

- PROJECT BOUNDARY LINE
- PROPERTY LINE
- DISPOSITION PARCEL LINE
- EXCLUDED PROPERTY

DISTRICT PROVISIONS				
USE DESIGNATION	GENERAL RESIDENCE	LOCAL BUSINESS	GENERAL BUSINESS	INDUSTRY
TYPICAL PERMITTED USES	APARTMENTS ROOMING HOUSES HOTELS	RETAIL THEATRES OFFICES	LIGHT INDUSTRY WAREHOUSES	RESTRICTED INDUSTRIAL USES
HEIGHT LIMITS	35'	L-35		
	65'	R-65	L-65	
	80'	R-80	L-80	B-80
	155'	R-155	L-155	B-155 I-155

CODE NO R-307A  
 REVISED FINAL PROJECT REPORT  
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 APPLICATION FOR  
 LOAN AND GRANT  
 WEST END PROJECT  
 U R MASS 2-3

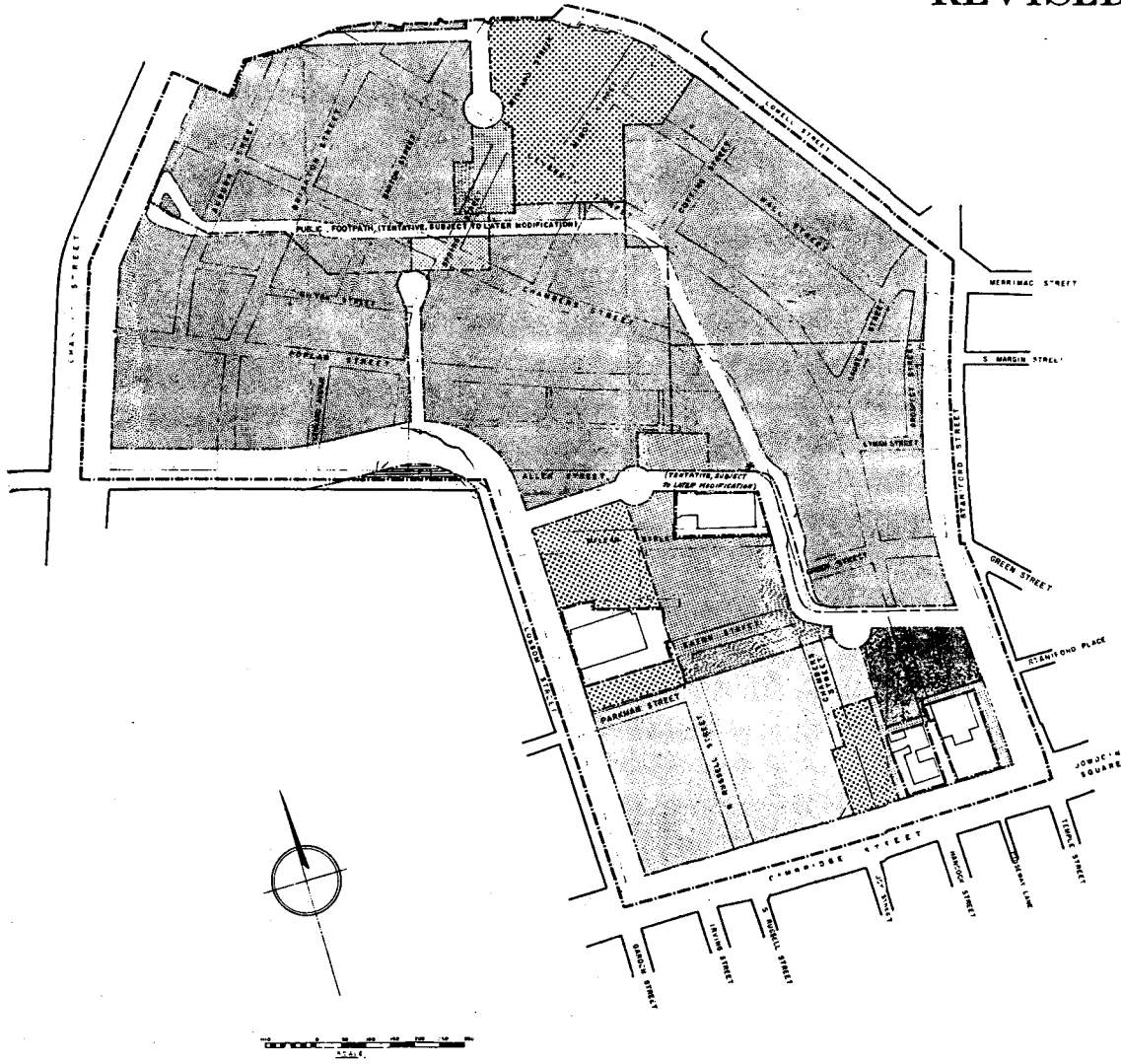


KEY

- EXISTING RIGHTS OF WAY TO BE ABANDONED
- ▨ EXISTING RIGHTS OF WAY TO REMAIN
- █ NEW RIGHTS OF WAY TO BE ESTABLISHED
- - - - - PROJECT BOUNDARY
- PROPERTY LINE
- - - - - PUBLIC FOOTPATH
- · · · · EXCLUDED PROPERTY

NOTE: SEE ILLUSTRATIVE MAP (PAGE 47-48) FOR DIMENSIONS OF SERVICES AND SEE BACK MATRIAL STRIP.

CODE NO. R-307A  
 REVISED FINAL PROJECT REPORT  
 PART I  
 APPLICATION FOR  
 LOAN AND GRANT  
 WEST END PROJECT  
 U R MASS 2-3



KEY

- PROJECT BOUNDARY LINE
- PROPERTY LINE
- DISPOSITION PARCEL LINE
- EXCLUDED PROPERTY
- [Dotted pattern] COMMERCIAL USE
- [Cross-hatch pattern] PUBLIC USE
- [Horizontal lines pattern] SEMI PUBLIC USE
- [Vertical lines pattern] INSTITUTIONAL USE
- [Diagonal lines pattern] MULTI FAMILY RESIDENTIAL USE
- [Horizontal lines pattern] BUFFER ZONE
- PUBLIC RIGHT OF WAY

