

BRUNSWICK-KING
URBAN RENEWAL PLAN

Documents Submitted to the Boston City Council
for the Brunswick-King Urban Renewal Project

1. Resolution of the Boston Redevelopment Authority authorizing submission of the Brunswick-King Urban Renewal Plans to the Mayor and City Council of the City of Boston and to the Division of Urban Renewal of the State Department of Community Affairs.
2. Resolution of the Boston Redevelopment Authority approving the Urban Renewal Plan, for the Brunswick-King Urban Renewal Projects.
3. Resolution of the Boston Redevelopment Authority. Determinations and findings relative to the condition of the Brunswick-King Urban Renewal Area and the Clearance Areas located therein, Project No. Mass. R-168.
4. Brunswick-King Urban Renewal Plan.
5. Proposed resolution for adoption by the City Council after due notice and public hearing.
6. Proposed notice of a public hearing by the City Council to consider the Brunswick-King Urban Renewal Plan.
7. Proposed Cooperation Agreement by and between the City of Boston and Boston Redevelopment Authority with respect to the Brunswick-King Urban Renewal Area, together with the Resolution of the Boston Redevelopment Authority authorizing execution of the Agreement.

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CHAPTER I: DESCRIPTION OF PROJECT

Section 101: Project Boundary Map

The boundaries of the Brunswick-King Urban Renewal Project Area shall be shown on Map 1, Property Map, submitted herewith.

Section 102: Project Boundary Description

The Brunswick-King Urban Renewal Project is bounded as follows:

Beginning at the intersection of the extended northwesterly sideline of Normandy Street and the northerly sideline of Lawrence Street and running southeasterly along the northerly sideline of Lawrence Street to the westerly sideline of Magnolia Street;

Thence turning and running northeasterly along the northeasterly sideline of Magnolia Street to the extended southerly property line of 206 Magnolia Street;

Thence turning and running southeasterly along the extended southerly property line of 206 Magnolia Street to the rear property line of 220 Magnolia Street;

Thence turning and running southwesterly along the extended rear property line of 220 Magnolia Street to the southerly property line of 220 Magnolia Street;

Thence turning and running northwesterly along the southerly property line of 226 Magnolia Street to the rear property line of 228 Magnolia Street;

Thence turning and running southwesterly along the extended rear property line of 228 Magnolia Street to the southerly property line of 254 Magnolia Street;

Thence turning and running northwesterly along the southerly property line of 254 Magnolia Street to the easterly sideline of Magnolia Street;

Thence turning and running southwesterly along the easterly sideline of Magnolia Street to the northerly sideline of Intervale Street;

Thence turning and running southeasterly along the extended northerly sideline of Intervale Street to the southeasterly sideline of Columbia Road;

Then the turning and running northwesterly along the extended south-
easterly sideline of Normandy Street to the point of beginning.

Normandy Street;

Then the turning and running northwesterly along the extended south-
easterly sideline of Devon Street to the northwesterly sideline of

sideline of Devon Street;

Then the turning and running southwesterly along the extended south-
easterly sideline of Columbia Road to the extended southerly

CHAPTER II: RENEWAL OBJECTIVES AND ACTIONS

Section 201: Urban Renewal Plan Objectives

The basic objectives of urban renewal action in the Brunswick-King Urban Renewal Area are to eliminate threatening conditions of blight, deterioration and obsolescence, and to provide basic neighborhood facilities in order to facilitate orderly growth and stability in this area. Specifically, the objectives are:

- a) to 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) provide land for public facilities in need of expansion.

Section 202: Types of Renewal Action

Proposed types of renewal action within the project area shall consist of combination of clearance and redevelopment activities, changes in land use, provision of public improvements and facilities, rights of way and utility changes and rehabilitation, and local employment and local business development as part of such activities.

Clearance and redevelopment activities will include:

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

Rehabilitation activities include:

- a) the systematic enforcement of rehabilitation standards set forth in Chapter I.

- b) technical assistance;
- c) acquisition and disposition of real property for rehabilitation in accordance with the land use requirements and rehabilitation standards set forth in the Urban Renewal Plan;
- d) acquisition, retention, management, rehabilitation, disposition or clearance of real property which is not made to conform to rehabilitation standards set forth in the Urban Renewal Plan.

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.

Local employment and business development

- a) Provide preference to Model Neighborhood residents in obtaining employment in construction.

- b) Provide preference to Model Neighborhood based contractors and businesses in obtaining construction and other work resulting from the Project.

CHAPTER III: LAND USE PLAN

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 and improvements thereon shall comply with the provisions of Table A and Section 303.

1) Disposition Parcels are listed in Table A and are located as shown on Map 4, "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.

Alternate land uses for any of the Disposition Parcels are subject to Authority approval according to the objectives of the Plan.

3) The Authority may subdivide Disposition Parcels as appropriate, with permitted uses made applicable to sub-parcels.

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 of 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). The maximum height shall be subject to Authority 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 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.
- 8) Planning and design requirements for each Disposition Parcel are set forth following Table A.

TABLE A: LAND USE AND BUILDING REQUIREMENTS

Disposition Parcel Number	Permitted Land Use	Maximum Floor Area Ratio	Maximum Net Density	Planning and Design Requirements
R 1, R 2	Residential, including low and moderate income housing	1	AA	A,B,C,E,F
RA 1, RA 2, RA 3	Residential*, open space, or play lot	1	AA	A,B,C,E,F,I
P 1	Open Space, Park	NA	NA	G,I
P 2	Open Space, Park	NA	NA	I
P 3	Playground, including off street parking**	NA	NA	G,I
P 4, P 5	Playground	NA	NA	G,I

* Residential including expansion of abutting buildings.

** Off-Street Parking not to exceed 15% of total parcel area.

Abbreviations: NA; not applicable
AA; Authority approval

PLANNING AND DESIGN REQUIREMENTS

- A. Whenever possible, a high percentage of the dwelling units on each site shall be for families of more than one individual. 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 approval.
- C. New development shall not unduly diminish light and air to nearby structures.
- D. The structure of 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 approval.
- H. Landscaped pedestrian ways shall be provided subject to Authority approval.
- I. Appropriate landscaping and/or paving shall be provided subject to Authority approval.
- J. Design relationship of ground floor uses to upper floor uses, including separation of entrances, shall be subject to Authority 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.

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 parking garages or public facilities

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 of sufficient to meet the needs of persons employed at, living in or otherwise using the facilities involved, and shall meet the following requirements:

Use

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% of the area of the parcel, unless otherwise approved by the Authority.

- 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 designated that persons in wheelchairs can enter and leave and travel about the building in a reasonable manner without undue obstruction.

All new buildings shall be so designed that persons in wheelchairs 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 intergrated 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 approval by the Authority. No sign or advertising shall be placed on the exterior facade on or above the floor level of the third floor of any structure. 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

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 402.

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 Brunswick-King 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.

Section 401: Land Acquisition

The Authority may acquire those properties designated for acquisition on Map #3 entitled "Acquisition Map."

Section 402: Conditional Acquisition of Properties for Failure to Rehabilitate

The Authority may acquire those properties found to be vacant - and/or abandoned pursuant to Section 406 if:

- (1) It 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;