

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;

Thence turning and running southwesterly along the extended southeasterly sideline of Columbia Road to the extended southerly sideline of Devon Street;

Thence turning and running northwesterly along the extended southerly sideline of Devon Street to the northwesterly sideline of Normandy Street;

Thence turning and running northeasterly along the extended northeasterly sideline of Normandy Street to the boint of beginning.

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 closet 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 wheel-chairs 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;

the Commonwealth of Massachusetts Innholders and Common Victuallers Regulations", as applied to the licensing and maintenance of lodging houses, rooming houses and hotels;

- (7) all other applicable State and local laws, ordinances, codes and regulations; provided that where this Plan imposes a greater restriction than is imposed or required by any of the aforesaid, further, that deviations from such laws, ordinances, codes and regulations may be granted and approved as provided under Chapter 121A and Chapter 121B, Massachusetts General Laws and as otherwise provided under such laws, ordinances, codes and regulations where applicable. Failure to set forth herein any provisions of any such law, ordinance code or regulations shall not be deemed to make such provisions inapplicable.

Section 404: General Objectives

The basis objectives or rehabilitation activity within the Project Area shall be to secure and maintain all structures and their environment so as to:

- (1) prevent the spread as well as the recurrence of blight and substandard conditions;
- (2) restore deteriorating areas and structures to sound condition;
- (3) increase and stabilize the economic value of individual properties;
- (4) create decent, safe and sanitary structures providing the greatest degree of amenity, convenience, usefulness, attractiveness and livability for the occupants and users thereof;
- (5) preserve significant structures of historic and architectural value in the area.

Section 405: Inspection and Notice

The Authority shall inspect each and every property not designated on Map #1 as "Property to be Acquired."

Whenever it has been found on inspection that a residential or non-residential property or structure does not meet the objectives, standards and regulations of this Chapter, the Authority shall, within a reasonable period of time after the inspection, give notice of such nonconformance to the owner of said property or structures. Such notice shall be in writing, addressed to the owner and to other persons required to be notified, at their last known address, and shall be sent by certified or registered mail. Such notice shall state why it is being issued, shall specify the respects in which the property fails to meet the objectives, standards and regulations of this Chapter. Such notice may also set a proposed schedule for beginning and completing each part of the work provided that a reasonable time is allowed for the performance of any act required.

If, at the end of such a period, satisfactory conformance to the standards and objectives of this Chapter have not been achieved, the Authority may request that the City bring legal action against the owner.

Section 406: Acquisition of Buildings That Are Vacant and/or Abandoned.

If a building is found to be vacant and/or abandoned it may be acquired on account of the owners' failure to rehabilitate it provided conditions under Section 402 (a) and (b) are met and provided within thirty (30) days following the sending of written notice from the Authority, the owners thereof fail to submit in writing a statement indicating their intent to rehabilitate the property; or, within sixty (60) days following sending such notice, the owner or owners fail to submit a rehabilitation proposal which is consistent with the controls and requirements of this plan; or within six (6) months following approval of such proposal by the Authority, substantial work towards the completion of the rehabilitation is not clearly evident.

A building may be found to be vacant and/or abandoned if the owner or owners thereof have failed to pay property taxes thereon by December 31 of the year in which such taxes are assessed and such buildings remain unoccupied for fifteen (15) days.

Section 407: Technical Assistance

Technical assistance for rehabilitation shall be provided by the Authority for the purpose of providing guidance in planning, design, construction, financing and execution of individual rehabilitation activities as necessary to carry out the provisions of this Plan.

Section 408: Property that May Be Acquired For Rehabilitation

Property acquired by the Authority and disposed of for rehabilitation shall be subject to the requirements of this Chapter and Chapter III of this Plan.

Section 409: Developers' Obligations

The provisions of this Section shall apply to each Parcel upon its disposition by the Authority and shall be implemented by appropriate covenants and provisions in disposition documents.

1. Compliance with the Plan

Development of the land in the Project area shall be made subject to the regulations and controls set forth in this Plan. The Purpose of such regulations and controls is to assure that the renewal and development of such land will conform to the planning and design objectives of the Plan. It is therefore the obligation of all developers not only to comply with these regulations and controls but also to familiarize themselves with the overall Plan and to prepare development proposals which conform therewith.

2. Design Review

All development proposals will be subject to design review, comment and approval by the Authority prior to land disposition and prior to the commencement of construction.

In addition to assuring compliance with the specific controls, regulations and design objectives set forth in this Plan, and as more specifically set forth in disposition documents, the Authority shall establish design review procedures and evaluate the quality and appropriateness of development proposals with reference to the design objectives and requirements set forth in this Plan and in the disposition documents.

3. General Obligations

The Authority shall obligate developers and purchasers of land in the Project Area, and their successors and assigns, by covenants and conditions running with the land or by other appropriate means providing for reasonable action in the event of default or non-compliance by such developers and purchasers:

- (a) to devote, develop or otherwise use such land only for the purpose and in the manner stated in the Plan;
- (b) to comply with such terms and conditions relating to the use and maintenance of such land and improvements thereon as in the opinion of the Authority are necessary to carry out the purpose and objectives of the Plan and of the relevant provisions of Chapter 121B, Massachusetts General Laws;
- (c) to commence, execute and complete construction and improvements in accordance with reasonable time schedules as determined by the Authority and agreed upon by the developer;
- (d) to give preference in the contracting of all construction work to contractors located in the Model Neighborhood employing more than fifty percent (50%) of its work force from the Model Neighborhood and to require all contractors to employ Model Neighborhood residents for at least fifty percent (50%) of each trade utilized in said construction work;
- (e) where appropriate, to give preference in the selection of tenants for dwelling units or tenants for commercial space built in the Project Area to persons displaced on account of action taken pursuant to this Plan who desire to rent such commercial space and who will be able to pay rents or prices charged other tenants for similar or comparable space built as part of the same development;
- (f) where appropriate, to require that a minimum of fifty percent (50%) of all dwelling units to be built in the Project Area be made available at a sales price or a rental feasible for low or moderate income families and individuals;
- (g) to make adequate provisions for works of art and other amenities in accordance with the policy as established by the Authority.

4. Disposition by Developer

A developer shall not dispose of all or part of his interest within a Parcel acquired from the Authority without the written consent of the Authority until the full completion by the developer of all improvements required by and in conformity with the terms and conditions of both this Plan and the Land Disposition Agreement entered into between the developer and the Authority. Such consent shall not be granted except under conditions that will prevent speculation, protect the interest of the Authority and the City of Boston, and effect compliance with and achieve the objectives of Chapter 121B, and where applicable, Chapter 121A, of the Massachusetts General Laws.

Section 410: Underground Utility Lines

The Plan proposes the relocation or replacement, as necessary, of all existing substandard or inadequate public utilities with new underground lines adequate in capacity and flow and conformance with local standards.

CHAPTER V: ANTI-DISCRIMINATION AND LOCAL EMPLOYMENT
AND CONTRACTOR SELECTION PROVISIONS

Section 501: Affirmative Covenant

Every agreement, lease, conveyance or other instrument by which land in the Project Area is disposed of by the Authority for uses which may include housing or facilities related to residential uses shall include an affirmative covenant binding on the contractor, lessee, grantee or other party to such instrument and on the successors in interest to such contractor, lessee, grantee or other party that there shall be no discrimination upon the basis of race, color, creed or national origin in the sale, lease or rental or in the use or occupancy of such land or any improvements erected or to be erected thereon and the Boston Redevelopment Authority will take all steps necessary to enforce such covenant and will not itself so discriminate.

Section 502: Compliance with Anti-Discrimination Laws

All property and all transactions affecting or respecting the installation, construction, reconstruction, maintenance, rehabilitation use, development, sale, conveyance, leasing, management or occupancy of real property within the Project Area shall be subject to the applicable provisions of Chapter 151B of the Massachusetts General Laws (Ter. Ed.), as amended, and to all other applicable Federal, State and local laws prohibiting discrimination or segregation by reason of race, color, creed or national origin.

Section 503: Preferential Employment of Model Neighborhood Residents

Contracts for all construction work to be carried out by any Public Agency in the Model Neighborhood Area shall require that the general contractor and sub-contractor agree as follows:

1. At least fifty percent (50%) of workers for each trade shall be residents of the Model Neighborhood Area, provided that a lower percentage requirement may be set in the event that the Model City Administrator determines that there are insufficient workers in the trade for the particular work;

2. A report shall be sent to the Model City Administrator each month regarding the composition of the contractor's work force;
3. The contractor will give notice to community-based agencies specified by the Model City Administrator of job openings, and will follow certain other procedures to be specified by the Model City Administrator in connection with recruiting, hiring and reporting;
4. The contractor will submit to the Model City Administrator for approval of a training program whereby unskilled workers will be evaluated and promoted;
5. The agency performing the work may withhold payments or cancel the contract in the event of the contractor's failure to comply with the above provisions.

Section 504: Preferential Selection of Model Neighborhood Contractors.

1. Area Contractors are defined to include any contractor or sub-contractor who meets any of the following three requirements: (1) more than one-half of his business is owned by persons who have lived in such area for at least six months at the time bids are received, or (2) more than one-half of his work force at all skill levels has consisted of persons living in such area for at least six months measured from the start of such employment with the bidder, or (3) his principal place of business has been in such area for a period of not less than six months prior to the time bids are opened.
2. An Area Contractor shall be deemed to have the capacity to perform the work in question if in the opinion of the Model City Agency he is a contractor or sub-contractor who is experienced in performing, and has satisfactorily completed work of a similar type and costing at least one-half the cost of the work as estimated by the awarding authority.
3. Wherever feasible sub-bids or separate bids shall be requested for the separate components of a construction job in order to maximize the opportunity of Area Contractors to bid on work which they have the capacity to perform.

4. Except when prevented by contrary legal requirements (e.g. c.149, s.44A, M.G.L.), the public agency shall require bidding procedures which give preference to qualified Area Contractors. Such procedures shall require that when at least two complete bids are received from Area Contractors having the capacity to perform the work in question then the contract or sub-contract shall be awarded to the Area Contractor who submitted the lowest responsible bid.
5. At least two weeks prior to advertising for bids on a construction job, the public agency responsible for awarding the contract shall give written notification to the Model City Administrator and to the Contractors Association of Boston, Inc., (227 Roxbury Street, Roxbury, Mass. 02119) describing the type of job, the awarding authority's estimate of the value of the proposed work, and the tentative date set for requesting bids.
6. The awarding authority shall encourage general contractors to use qualified Area Sub-contractors in preparing their general bids and shall require general contractors to substitute qualified Area Sub-contractors for sub-bidders listed in their General Bids when the awarding authority deems it to be in the public interest to so require. Such substitution shall be required when a review of the general contractors' and of his sub-contractors' past employment practices demonstrates in the opinion of the awarding authority the unlikelihood of compliance with the awarding authority's equal employment requirements and the unlikelihood of substantial employment of persons residing within the Model Neighborhood.

CHAPTER VI: MODIFICATION AND TERMINATION

Section 601: Modification

This Plan may be amended at any time by the Authority, provided, however, that:

1. Any amendment which in the reasonable opinion of the Authority substantially or materially alters or changes the Plan shall be subject to the Federal, State and local approvals then required by law;
2. No amendment to any provision of Chapter VI of the Plan shall be effective with respect to any land which the Authority has then disposed of or contracted to dispose of without the consent of the other party to such disposition or contract, or such other party's successors or assigns; and
3. If this Plan is recorded with the Suffolk Registry of Deeds, no such amendment shall be effective until the amendment is also so recorded.

Section 602: Termination

This Plan shall be in full force and effect for a period of forty (40) years from the date of its approval by the Division of Urban Renewal of the Massachusetts Department of Community Affairs, except for Section 501 and 502, which shall remain in effect for one hundred (100) years from said date.