

June 11, 2018

Janelle Chan
Undersecretary
Department of Housing and Community Development
Commonwealth of Massachusetts
100 Cambridge Street, Suite 300
Boston, Massachusetts 02114

Re: Proposed Minor Modification to the Government Center Urban Renewal Plan,
Project No. Mass. R-35, with respect to Parcel 13/14, and Proposed Minor
Modification to the Downtown Waterfront-Faneuil Hall Urban Renewal Plan,
Project No. Mass. R-77, with respect to Parcel E-11

Dear Undersecretary Chan:

In accordance with the policies adopted by the Boston Redevelopment Authority (“BRA”) Board on September 15, 2016, with respect to proposed urban renewal actions of the BRA, I am hereby notifying the Commonwealth of Massachusetts Department of Housing and Community Development that the BRA proposes to adopt a minor modification to the Government Center Urban Renewal Plan, Project No. Mass. R-35, with respect to Parcel 13/14, and a minor modification to the Downtown Waterfront-Faneuil Hall Urban Renewal Plan, Project No. Mass. R-77, with respect to Parcel E-11.

The purpose of the proposed BRA action is to facilitate the redevelopment of the restaurant area along the northern boundary of the 60 State Street property.

I enclose a copy of the proposed minor modification resolution. If you have any questions about this matter, please do not hesitate to contact Janet Carlson, First Assistant General Counsel, at (617) 918-4389.

Thank you.

Sincerely,



Teresa Polhemus
Acting Director

Enclosure

**RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MINOR MODIFICATIONS TO THE URBAN RENEWAL PLAN FOR THE
GOVERNMENT CENTER URBAN RENEWAL AREA, PROJECT NO. MASS. R-35,
WITH RESPECT TO PARCEL 13/14 THEREOF, AND TO THE URBAN RENEWAL
PLAN FOR THE DOWNTOWN WATERFRONT-FANEUIL HALL URBAN RENEWAL
AREA, PROJECT NO. MASS. R-77, WITH RESPECT TO PARCEL E-11 THEREOF.**

WHEREAS, the Urban Renewal Plan for the Government Center Urban Renewal Area, Project No. Mass. R-35, was adopted by the Boston Redevelopment Authority (the "Authority") on June 5, 1963, and was thereafter approved by the City Council of the City of Boston on May 25, 1964 (as such plan has been amended and extended, the "Government Center Urban Renewal Plan"); and

WHEREAS, Section 901 of Chapter IX of the Government Center Urban Renewal Plan, entitled "Modification," provides in pertinent part that the Government Center Urban Renewal Plan may be modified at any time by the Authority where the proposed modification will not substantially change the Government Center Urban Renewal Plan; and

WHEREAS, the Urban Renewal Plan for the Downtown Waterfront-Faneuil Hall Urban Renewal Area, Project No. Mass. R-77, was adopted by the Authority on April 24, 1964, and was thereafter approved by the City Council of the City of Boston on June 8, 1964 (as such plan has been amended and extended, the "Downtown Waterfront-Faneuil Hall Urban Renewal Plan," and collectively with the Government Center Urban Renewal Plan, the "Plans"); and

WHEREAS, Section 1101 of Chapter XI of the Downtown Waterfront-Faneuil Hall Urban Renewal Plan, entitled "Modification," provides in pertinent part that the Downtown Waterfront-Faneuil Hall Urban Renewal Plan may be modified at any time by the Authority where the proposed modification will not substantially or materially alter or change the Downtown Waterfront-Faneuil Hall Urban Renewal Plan; and

WHEREAS, it is the opinion of the Authority that modifications to the Plans to facilitate the restaurant redevelopment are consistent with the objectives of the Plans and are not modifications that may substantially or materially alter or change the Plans, and are therefore minor modifications that may be adopted within the discretion of the Authority; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE AUTHORITY:

1. That, pursuant to Section 901 thereof, subsection B of Section 302 of Chapter III of the Government Center Urban Renewal Plan, entitled "Land Use and Building Requirements," is hereby modified in the following manner:
 - (a) That the Floor Area Ratio requirement for Parcel 13/14, listed as subsection B(1) of the Parcel 13/14 Land Use Provisions and Building Requirements, is as follows:
 - B. Building Requirements
 1. Floor Area Ratio: Not to exceed 13.78 when combined with Parcel E-11 in the Downtown Waterfront-Faneuil Hall Urban Renewal Area based on a lot area of 58,607 square feet. The Floor Area Ratio shall be determined in accordance with the Boston Zoning Code.
2. That, pursuant to Section 1101 thereof, Section 503 of Chapter V of the Downtown Waterfront-Faneuil Hall Urban Renewal Plan is hereby modified in the following manner:
 - (a) That the Floor Area Ratio requirement for Parcel E-11, listed as subsection B(1) of the Parcel E-11 Land Use and Building Requirements, is as follows:
 - B. Building Requirements
 1. Floor Area Ratio: Not to exceed 13.78 when combined with Parcel 13/14 in the Government Center Urban Renewal Area based on a lot area of 58,607 square feet. The Floor Area Ratio shall be determined in accordance with the Boston Zoning Code.
3. That the proposed modifications are found to be minor modifications which do not substantially or materially alter or change the Plans.
4. That it is hereby found and determined pursuant to MEPA that the foregoing minor modifications of the Plans 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 and minimize damage to the environment.
5. That all other provisions of said Plans not inconsistent herewith be, and hereby are, continued in full force and effect.
6. That the Director be, and hereby is, authorized to proclaim by certificate these minor modifications of the Plans, all in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1 Circular dated August 1974, if applicable.



June 11, 2018

The Honorable Andrea J. Campbell
President
Boston City Council
One City Hall Square
Boston, Massachusetts 02201

Re: Proposed Minor Modification to the Government Center Urban Renewal Plan, Project No. Mass. R-35, with respect to Parcel 13/14, and Proposed Minor Modification to the Downtown Waterfront-Faneuil Hall Urban Renewal Plan, Project No. Mass. R-77, with respect to Parcel E-11

Dear Councilor Campbell:

In accordance with the policies adopted by the Boston Redevelopment Authority ("BRA") Board on December 21, 2004 and April 14, 2016, 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 Government Center Urban Renewal Plan, Project No. Mass. R-35, with respect to Parcel 13/14, and a minor modification to the Downtown Waterfront-Faneuil Hall Urban Renewal Plan, Project No. Mass. R-77, with respect to Parcel E-11.

The purpose of the proposed BRA action is to facilitate the redevelopment of the restaurant area along the northern boundary of the 60 State Street property.

I enclose a copy of the proposed minor modification resolution. If you have any questions about this matter, please do not hesitate to contact Janet Carlson, First Assistant General Counsel, at (617) 918-4389.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "T. Polhemus", written over a horizontal line.

Teresa Polhemus
Acting Director

Enclosure

**RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MINOR MODIFICATIONS TO THE URBAN RENEWAL PLAN FOR THE
GOVERNMENT CENTER URBAN RENEWAL AREA, PROJECT NO. MASS. R-35,
WITH RESPECT TO PARCEL 13/14 THEREOF, AND TO THE URBAN RENEWAL
PLAN FOR THE DOWNTOWN WATERFRONT-FANEUIL HALL URBAN RENEWAL
AREA, PROJECT NO. MASS. R-77, WITH RESPECT TO PARCEL E-11 THEREOF.**

WHEREAS, the Urban Renewal Plan for the Government Center Urban Renewal Area, Project No. Mass. R-35, was adopted by the Boston Redevelopment Authority (the "Authority") on June 5, 1963, and was thereafter approved by the City Council of the City of Boston on May 25, 1964 (as such plan has been amended and extended, the "Government Center Urban Renewal Plan"); and

WHEREAS, Section 901 of Chapter IX of the Government Center Urban Renewal Plan, entitled "Modification," provides in pertinent part that the Government Center Urban Renewal Plan may be modified at any time by the Authority where the proposed modification will not substantially change the Government Center Urban Renewal Plan; and

WHEREAS, the Urban Renewal Plan for the Downtown Waterfront-Faneuil Hall Urban Renewal Area, Project No. Mass. R-77, was adopted by the Authority on April 24, 1964, and was thereafter approved by the City Council of the City of Boston on June 8, 1964 (as such plan has been amended and extended, the "Downtown Waterfront-Faneuil Hall Urban Renewal Plan," and collectively with the Government Center Urban Renewal Plan, the "Plans"); and

WHEREAS, Section 1101 of Chapter XI of the Downtown Waterfront-Faneuil Hall Urban Renewal Plan, entitled "Modification," provides in pertinent part that the Downtown Waterfront-Faneuil Hall Urban Renewal Plan may be modified at any time by the Authority where the proposed modification will not substantially or materially alter or change the Downtown Waterfront-Faneuil Hall Urban Renewal Plan; and

WHEREAS, it is the opinion of the Authority that modifications to the Plans to facilitate the restaurant redevelopment are consistent with the objectives of the Plans and are not modifications that may substantially or materially alter or change the Plans, and are therefore minor modifications that may be adopted within the discretion of the Authority; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE AUTHORITY:

1. That, pursuant to Section 901 thereof, subsection B of Section 302 of Chapter III of the Government Center Urban Renewal Plan, entitled "Land Use and Building Requirements," is hereby modified in the following manner:
 - (a) That the Floor Area Ratio requirement for Parcel 13/14, listed as subsection B(1) of the Parcel 13/14 Land Use Provisions and Building Requirements, is as follows:
 - B. Building Requirements
 1. Floor Area Ratio: Not to exceed 13.78 when combined with Parcel E-11 in the Downtown Waterfront-Faneuil Hall Urban Renewal Area based on a lot area of 58,607 square feet. The Floor Area Ratio shall be determined in accordance with the Boston Zoning Code.
2. That, pursuant to Section 1101 thereof, Section 503 of Chapter V of the Downtown Waterfront-Faneuil Hall Urban Renewal Plan is hereby modified in the following manner:
 - (a) That the Floor Area Ratio requirement for Parcel E-11, listed as subsection B(1) of the Parcel E-11 Land Use and Building Requirements, is as follows:
 - B. Building Requirements
 1. Floor Area Ratio: Not to exceed 13.78 when combined with Parcel 13/14 in the Government Center Urban Renewal Area based on a lot area of 58,607 square feet. The Floor Area Ratio shall be determined in accordance with the Boston Zoning Code.
3. That the proposed modifications are found to be minor modifications which do not substantially or materially alter or change the Plans.
4. That it is hereby found and determined pursuant to MEPA that the foregoing minor modifications of the Plans 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 and minimize damage to the environment.
5. That all other provisions of said Plans not inconsistent herewith be, and hereby are, continued in full force and effect.
6. That the Director be, and hereby is, authorized to proclaim by certificate these minor modifications of the Plans, all in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1 Circular dated August 1974, if applicable.

April 11, 2016

The Honorable Michelle Wu
President
Boston City Council
One City Hall Square
Boston, MA 02201

Re: Proposed Minor Modification to the Government Center Urban Renewal Plan,
Project No. Mass. R-35, with respect to Parcel 11

Dear Councilor Wu:

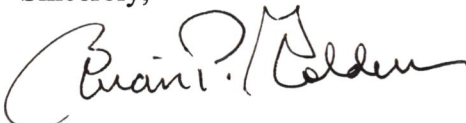
In accordance with the policies adopted by the Boston Redevelopment Authority ("BRA") Board on December 21, 2004, with respect to proposed urban renewal actions of the BRA, I am hereby notifying the Boston City Council that the BRA proposes to adopt a minor modification to the Government Center Urban Renewal Plan, Project No. Mass. R-35, with respect to Parcel 11.

The purpose of the proposed BRA action is to facilitate the improved use of City Hall Plaza, including its use for a temporary restaurant.

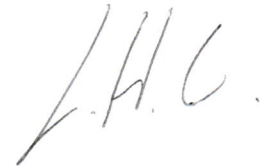
I enclose a copy of the proposed minor modification resolution. If you have any questions about this matter, please do not hesitate to contact Janet Carlson, First Assistant General Counsel, at (617) 918-4389.

Thank you.

Sincerely,



Brian P. Golden
Director



Enclosure

RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY
RE: MINOR MODIFICATION TO THE URBAN RENEWAL PLAN
FOR THE GOVERNMENT CENTER URBAN RENEWAL AREA,
PROJECT NO. MASS. R-35, WITH RESPECT TO PARCEL 11

WHEREAS, the Urban Renewal Plan for the Government Center Urban Renewal Area, Project No. R-35 (the "Plan") was adopted by the Boston Redevelopment Authority (the "Authority") on June 5, 1963 and approved by the City Council of the City of Boston on May 25, 1964; and

WHEREAS, Section 901 of Chapter IX of the Plan entitled: "Modification" provides in pertinent part that the Plan may be modified at any time by the Authority where the proposed modification will not substantially change the Plan; and

WHEREAS, the City of Boston has requested a change of use for Parcel 11 to allow a temporary restaurant use on a portion thereof;

WHEREAS, it is the opinion of the Authority that the modification with respect to Parcel 2E is consistent with the objectives of the 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 amendment to the Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 901 of said Plan;

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

That, pursuant to Section 901 of the Government Center Urban Renewal Plan, Mass. R-35 (the "Plan"), the Plan be and hereby is amended as follows:

1. That the requirements for Parcel 11 as set forth in Paragraph B of Section 302 of Chapter III of the Plan entitled "Land Use Provisions and Building Requirements for Specific Re-Use Parcels" are hereby modified as follows:
 - (a) That subsection A entitled "Permitted Uses" for Parcel 11 is hereby deleted and the following inserted in place thereof:

"This parcel shall be devoted to public open space and commercial uses in support thereof."

2. That this modification is found to be a minor modification which does not substantially or materially alter or change the Plan.
3. That it is hereby found and determined that 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 and minimize damage to the environment.
4. That all other provisions of said Plan not inconsistent herewith be and hereby are continuing in full force and effect.
5. That the Director be and hereby is authorized to proclaim by certificate this minor modification of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1, dated August, 1974, if applicable.

Boston Redevelopment Authority

Boston's Planning & Economic
Development Office

Martin J. Walsh, *Mayor*
Timothy J. Burke, *Chairman*
Brian P. Golden, *Director*

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

September 14, 2015

The Honorable Bill Linehan
President
Boston City Council
One City Hall Square
Boston, MA 02201

Re: Proposed Minor Modification to the Government Center Urban Renewal Plan,
Project No. Mass. R-35, with respect to Parcel 12

Dear Councilor Linehan:

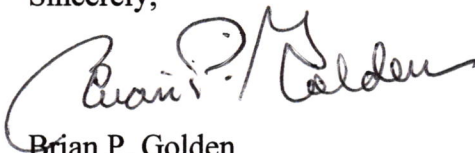
In accordance with the policies adopted by the Boston Redevelopment Authority ("BRA") Board on December 21, 2004, with respect to proposed urban renewal actions of the BRA, I am hereby notifying the Boston City Council that the BRA proposes to adopt a minor modification to the Government Center Urban Renewal Plan, Project No. Mass, R-35, with respect to Parcel 12.

The purpose of the proposed BRA action is to facilitate modifications to the Center Plaza building located on Parcel 12. The BRA proposes to take action on this minor modification on October 15, 2015.

I enclose a copy of the proposed minor modification resolution. If you have any questions about this matter, please do not hesitate to contact Janet Carlson, First Assistant General Counsel at (617) 918-4389.

Thank you.

Sincerely,



Brian P. Golden
Director

Enclosure

cc (all with enclosures):

Members, Boston City Council
Christopher Tracy, BRA
Office of the Mayor

**RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MINOR MODIFICATION OF THE URBAN RENEWAL PLAN
OF THE GOVERNMENT CENTER URBAN RENEWAL AREA, PROJECT NO.
MASS. R-35, WITH RESPECT TO PARCEL 12**

WHEREAS, the Urban Renewal Plan for the Government Center Urban Renewal Area was adopted by the Boston Redevelopment Authority (the "Authority") on June 5, 1963 and approved by the City Council of the City of Boston on May 25, 1964 (said plan, as amended being herein referred to as the "Plan" or "Urban Renewal Plan") and

WHEREAS, Section 901 of Chapter IX of said Plan entitled "Modifications" provides in pertinent part that the Urban Renewal Plan may be modified at any time by the Authority where the proposed modification will not substantially change the Plan; and

WHEREAS, the proposed modification hereinafter provided with respect to Parcel 12 is consistent with the objectives of the Plan and is a minor modification which may be adopted within the discretion of the Authority pursuant to Section 901 of the 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

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

That, pursuant to Section 901 of Chapter IX of the Plan, the Plan be, and hereby is, amended as follows:

1. That Section 302. B. entitled "Land Use Provisions and Building Requirements for Specific Re-Use Parcels" of Chapter III shall be modified by deleting the Item B.5. for Parcel 12 and the following new Item B.5. shall be inserted in place thereof:
 - "5. Building Envelope: A pedestrian way with a minimum vertical clearance of 10' and minimum width of 13' from Cambridge Street level to Pemberton Square level must be provided within Parcel 12.

Ground floor on Cambridge Street must be arcaded for pedestrian use for full length of Cambridge Street frontage.”

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 it is hereby found and determined that 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 and minimize damage to the environment.
4. That all other provisions of said Plan not inconsistent herewith be and hereby are continuing in full force and effect.
5. That the Director be and hereby is authorized to proclaim by certificate this minor modification of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1, dated August, 1974, if applicable.

August 15, 2014

The Honorable Bill Linehan
President
Boston City Council
One City Hall Square
Boston, MA 02201

**Re: Proposed Minor Modification of the Government Center Urban Renewal
Plan, Project No. Mass. R-35**

Dear Councilor Linehan:

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 Government Center Urban Renewal Plan, Project No. Mass. R-35 (the "Plan").

The purpose of the proposed BRA action is to facilitate the construction of the project as approved by the BRA Board on November 14, 2013. A copy of the Minor Modification Resolution is enclosed.

The BRA proposes to take action on this Minor Modification on September 18, 2014.

If you have any questions about this matter, please do not hesitate to contact Erico Lopez, Director for Development Review and Policy (617) 918-4429.

Thank you.

Sincerely,


Brian P. Golden
Acting Director

cc (all with enclosures):
Members, Boston City Council

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROCLAIMER OF MINOR MODIFICATION OF THE URBAN RENEWAL
PLAN OF THE GOVERNMENT CENTER URBAN RENEWAL AREA, MASS. R-35
WITH RESPECT TO PARCEL 4

WHEREAS, the Urban Renewal Plan for the Government Center Urban Renewal Project Area was adopted by the Boston Redevelopment Authority (the "Authority") on April 3, 1963, and approved by the City Council of the City of Boston on May 25, 1964 (said plan, as amended being herein referred to as the "Plan");

WHEREAS, Section 901 of chapter IX of the Plan, entitled: "Modifications" provides in pertinent part that the Plan may be modified at any time by the Authority where the proposed modification will not substantially change the Plan;

WHEREAS, the proposed modifications hereinafter provided with respect to Parcel 4 are consistent with the objectives of the Plan and are minor modifications which may be adopted within the discretion of the Authority pursuant to Section 901 of the Plan;

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:

Pursuant to Section 901 of Chapter IX of the Plan, the Plan is amended as follows:

1. Map B, entitled "Proposed Land Use Map", as amended, is hereby further amended by enlarging Parcel 4 as shown on the attached map and changing the uses from Alternative Uses to the uses allowed in the Development Plan for Planned Development Area No. 96, PDA Plan, Redevelopment of the Government Center Garage."

2. Section 302.B, entitled "Land Use Provisions and Building Requirements for Specific Re-Use Parcels", Parcel 4.A. and B., shall be deleted in its entirety and replaced with the following:

"The Permitted Uses and Building Requirements shall be as allowed in the Development Plan for Planned Development Area No. 96, PDA Plan, Redevelopment of the Government Center Garage."

3. That the proposed modification is found to be a minor modification which does not substantially or materially alter or change the Plan.

4. That it is hereby found and determined that this minor modification of the Plan 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

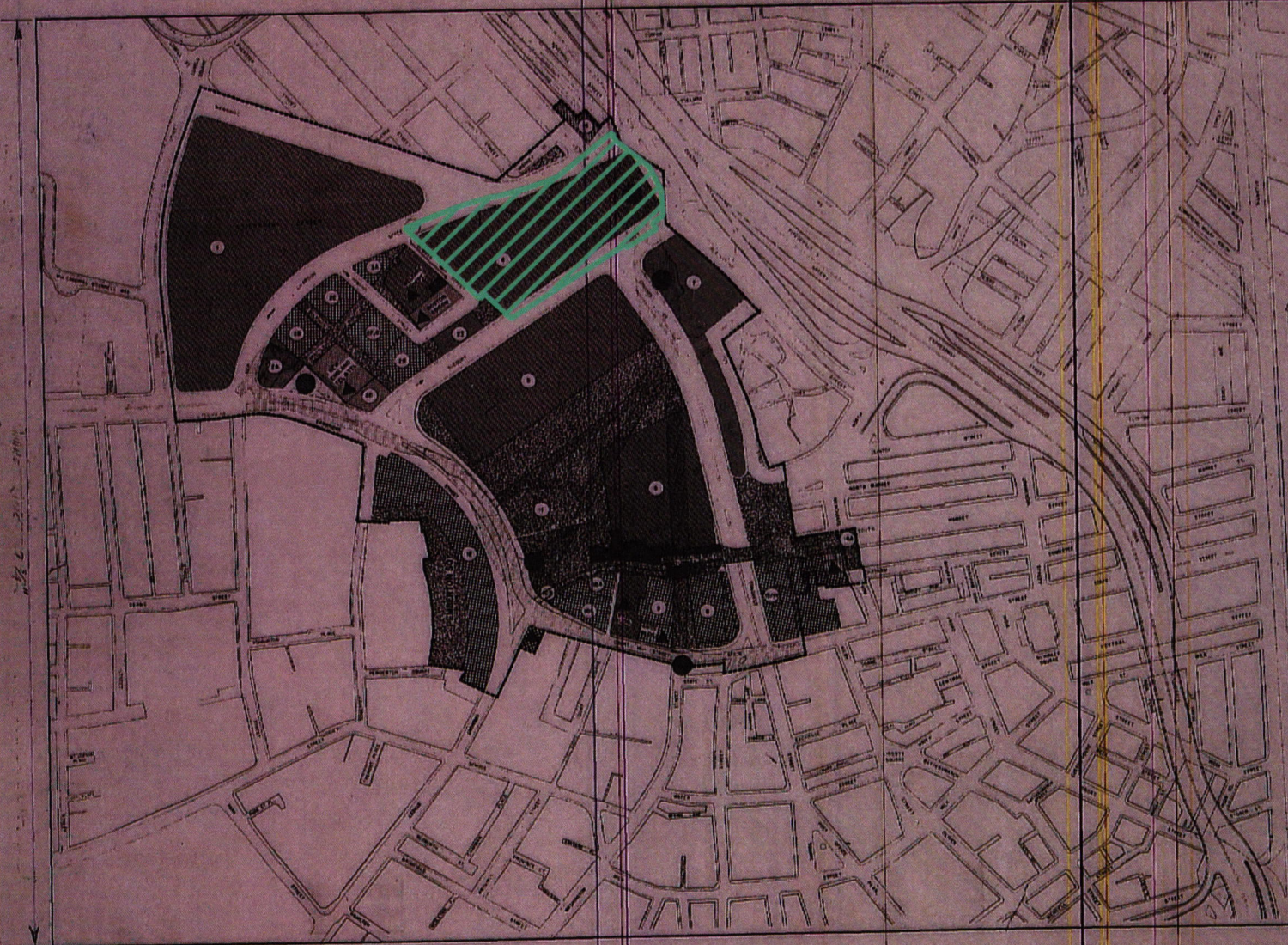
avoid and minimize damage to the environment.

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

6. That the Director be and hereby is authorized to proclaim by certificate this minor modification of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1, dated August, 1974.

B-1464

B-1464



LEGEND

- PROJECT BOUNDARY
- PROPOSED LAND USES
 - OFFICE BUILDINGS
 - PUBLIC OPEN SPACE
 - PUBLIC USES
 - GENERAL OFFICE
 - TRANSIT STATION
 - ALTERNATIVE USES
 - PUBLIC OFFICE & RECEPTION
 - PUBLIC OPEN SPACE, OFFICE
 - RETAIL & SERVICE
 - RETAIL, SERVICE & OFFICE
 - RETAIL, SERVICE
 - OPEN SPACE & PARKING
- TRANSIT STATION
- OTHER CASEMENTS
- PROPERTY NOT TO BE ACQUIRED
- ONE-WAY TRAFFIC FLOW
- DISPOSITION PANEL BOARD
- UNDERGROUND SERVICE TUNNEL (PULS)



BOSTON REDEVELOPMENT AUTHORITY
 CITY OF BOSTON - SUFFOLK COUNTY - MASSACHUSETTS
GOVERNMENT CENTER
 PROJECT NO. 8455, D. 54

PROPOSED LAND USE MAP

I. M. PEI & ASSOCIATES - ARCHITECTS & PLANNERS

DATE MAP			
REVISED	MARCH 1981	JUNE 1981	
	SEP 1982	JAN 1 1981	
SCALE IN FEET:			
0	100	200	300 400 500
			FEET

B

MAP

DATE

TITLE

DATE

9 x 15

B-1464

B-1464

November 19, 2007

The Honorable Maureen Feeney
President
Boston City Council
One City Hall Square
Boston, MA 02201

Re: Proposed Minor Modification of the Government Center Urban Renewal Plan and
Proposed Minor Modification of the Downtown Waterfront-Faneuil Hall Urban
Renewal Plan

Dear Councilor Feeney:

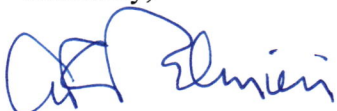
In accordance with the policies adopted by the Boston Redevelopment Authority ("BRA") Board on December 21, 2004, with respect to proposed urban renewal actions of the BRA, I am hereby notifying the Boston City Council that the BRA proposes to adopt a minor modification to the Government Center Urban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

The purpose of the proposed BRA actions are to facilitate a lobby renovation to the 60 State Street building. The BRA proposes to take action on these minor modifications on December 20, 2007.

I enclose a copy of the proposed minor modifications resolution. If you have any questions about this matter, please do not hesitate to contact James Tierney, Interim Director of Economic Development, at (617) 918-4449.

Thank you.

Sincerely,



John F. Palmieri
Director

Cc: (all with enclosures).
Members, Boston City Council
James Tierney, BRA
Heather Campisano, BRA
Michael Kineavy, Office of the Mayor
Amy Dwyer, Office of the Mayor

DECEMBER 20, 2007

**RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MINOR MODIFICATIONS TO THE URBAN RENEWAL PLAN FOR THE
GOVERNMENT CENTER URBAN RENEWAL AREA, PROJECT NO. MASS. R-35,
WITH RESPECT TO PARCEL 13/14 THEREOF, AND TO THE URBAN RENEWAL
PLAN FOR THE DOWNTOWN WATERFRONT-FANEUIL HALL URBAN RENEWAL
AREA, PROJECT NO. MASS. R-77, WITH RESPECT TO PARCEL E-11 THEREOF.**

WHEREAS, the Urban Renewal Plan for the Government Center Urban Renewal Area, Project No. Mass. R-35, was adopted by the Boston Redevelopment Authority (the "Authority") on June 5, 1963, and was thereafter approved by the City Council of the City of Boston on May 25, 1964 (as such plan has been amended and extended, the "Government Center Urban Renewal Plan"); and

WHEREAS, Section 901 of Chapter IX of the Government Center Urban Renewal Plan, entitled "Modification," provides in pertinent part that the Government Center Urban Renewal Plan may be modified at any time by the Authority where the proposed modification will not substantially change the Government Center Urban Renewal Plan; and

WHEREAS, the Urban Renewal Plan for the Downtown Waterfront-Faneuil Hall Urban Renewal Area, Project No. Mass. R-77, was adopted by the Authority on April 24, 1964, and was thereafter approved by the City Council of the City of Boston on June 8, 1964 (as such plan has been amended and extended, the "Downtown Waterfront-Faneuil Hall Urban Renewal Plan," and collectively with the Government Center Urban Renewal Plan, the "Plans"); and

WHEREAS, Section 1101 of Chapter XI of the Downtown Waterfront-Faneuil Hall Urban Renewal Plan, entitled "Modification," provides in pertinent part that the Downtown Waterfront-Faneuil Hall Urban Renewal Plan may be modified at any time by the Authority where the proposed modification will not substantially or materially alter or change the Downtown Waterfront-Faneuil Hall Urban Renewal Plan; and

WHEREAS, it is the opinion of the Authority that modifications to the Plans increasing to 14.3 the aggregate permitted Gross Floor Area for Parcel 13/14 of the Government Center Urban Renewal Plan and Parcel E-11 of the Downtown Waterfront-Faneuil Hall Urban Renewal Plan, to facilitate a lobby renovation, are consistent with the objectives of the Plans and are not modifications that may substantially or materially alter or change the Plans, and are therefore minor modifications that may be adopted within the discretion of the Authority; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE AUTHORITY:

1. That, pursuant to Section 901 thereof, subsection B of Section 302 of Chapter III of the Government Center Urban Renewal Plan, entitled "Land Use and Building Requirements," is hereby modified in the following manner:
 - (a) That the Floor Area Ratio requirement for Parcel 13/14, listed as subsection B(1) of the Parcel 13/14 Land Use Provisions and Building Requirements, is as follows:
 - B. Building Requirements
 1. Floor Area Ratio: Not to exceed 14.3 when combined with Parcel E-11 in the Downtown Waterfront-Faneuil Hall Urban Renewal Area. The Floor Area Ratio shall be determined in accordance with the Boston Zoning Code.
2. That, pursuant to Section 1101 thereof, Section 503 of Chapter V of the Downtown Waterfront-Faneuil Hall Urban Renewal Plan is hereby modified in the following manner:
 - (a) That the Floor Area Ratio requirement for Parcel E-11, listed as subsection B(1) of the Parcel E-11 Land Use and Building Requirements, is as follows:
 - B. Building Requirements
 1. Floor Area Ratio: Not to exceed 14.3 when combined with Parcel 13/14 in the Government Center Urban Renewal Area. The Floor Area Ratio shall be determined in accordance with the Boston Zoning Code.
3. That the proposed modifications are found to be minor modifications which do not substantially or materially alter or change the Plans.
4. That it is hereby found and determined pursuant to MEPA that the foregoing minor modifications of the Plans 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 and minimize damage to the environment.
5. That all other provisions of said Plans not inconsistent herewith be, and hereby are, continued in full force and effect.
6. That the Director be, and hereby is, authorized to proclaim by certificate these minor modifications of the Plans, all in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1 Circular dated August 1974, if applicable.

October 14, 2005

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

Re: Proposed Eminent Domain Taking of City of Boston-owned Subsurface Property
in State Street and Congress Street

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 acquire more than 10,000 square feet of City of Boston-owned subsurface land in State Street and Congress Street, partially within the Government Center Urban Renewal Plan Area and the Downtown Waterfront - Faneuil Hall Urban Renewal Plan Area.

The purpose of the proposed BRA action is to acquire portions of the two City streets (State Street and Congress Street) to facilitate the MBTA Blue Line Improvements. The BRA proposes to take action on this eminent domain taking on November 14, 2005.

I enclose a copy of a plan showing the area of the proposed taking. If you have any questions about this matter, please do not hesitate to contact Tom Miller, Director of Economic Development, at (617) 918-4424.

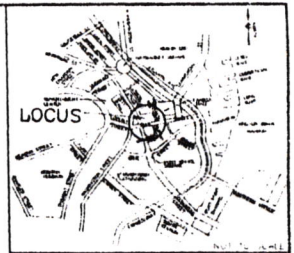
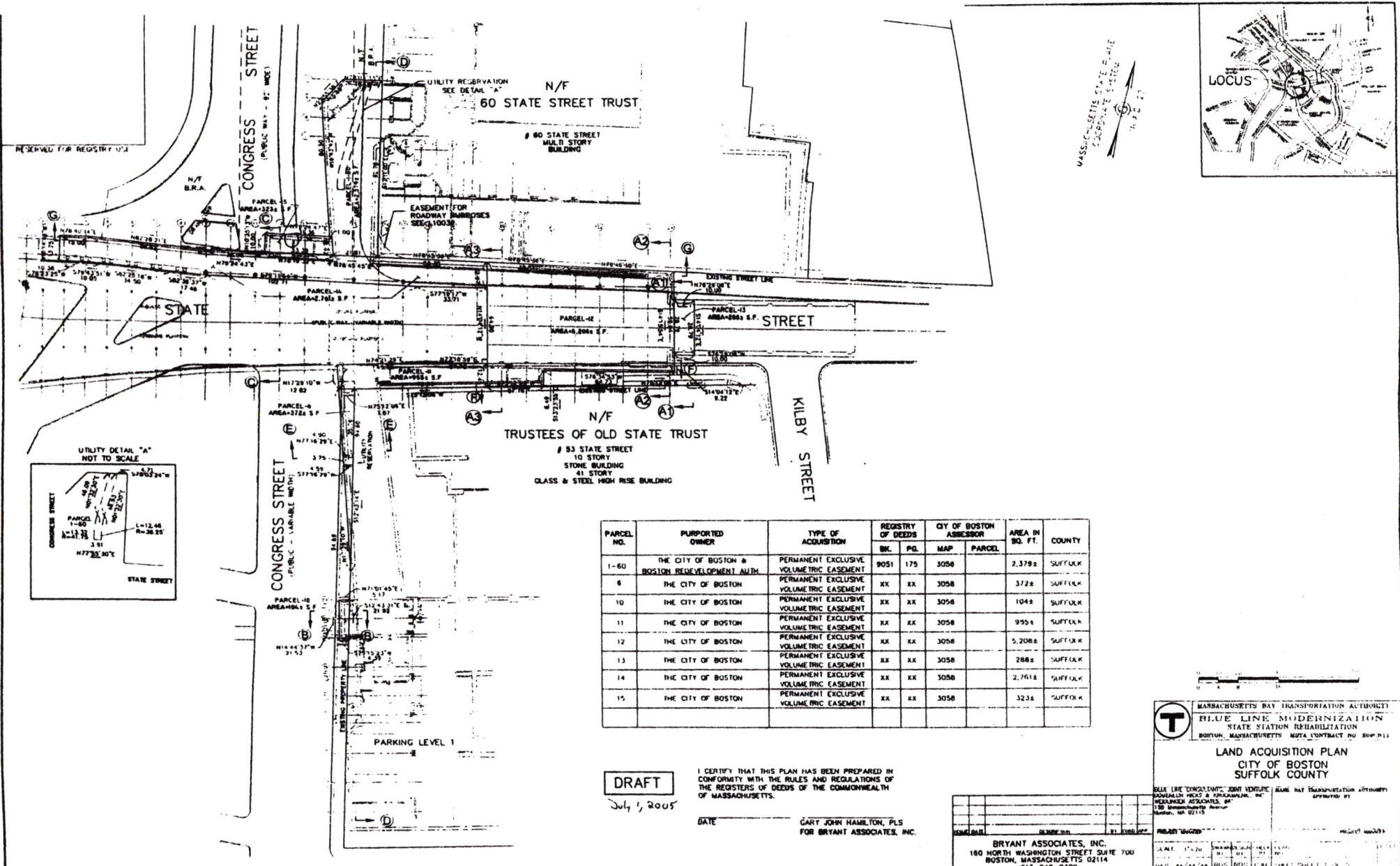
Thank you.

Sincerely,

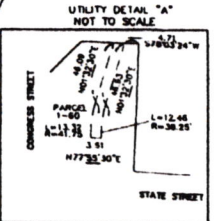

Mark Maloney
Director

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



MASSACHUSETTS STATE PLATE
CORPORATE SURVEY
7.12.23



PARCEL NO.	PURPORTED OWNER	TYPE OF ACQUISITION	REGISTRY OF DEEDS		CITY OF BOSTON ASSESSOR		AREA IN SQ. FT.	COUNTY
			BK.	PG.	MAP	PARCEL		
1-60	THE CITY OF BOSTON & BOSTON REDEVELOPMENT AUTH.	PERMANENT EXCLUSIVE VOLUMETRIC EASEMENT	9051	175	3058		2,379±	SUFFOLK
8	THE CITY OF BOSTON	PERMANENT EXCLUSIVE VOLUMETRIC EASEMENT	XX	XX	3058		372±	SUFFOLK
10	THE CITY OF BOSTON	PERMANENT EXCLUSIVE VOLUMETRIC EASEMENT	XX	XX	3058		104±	SUFFOLK
11	THE CITY OF BOSTON	PERMANENT EXCLUSIVE VOLUMETRIC EASEMENT	XX	XX	3058		95±	SUFFOLK
12	THE CITY OF BOSTON	PERMANENT EXCLUSIVE VOLUMETRIC EASEMENT	XX	XX	3058		5,208±	SUFFOLK
13	THE CITY OF BOSTON	PERMANENT EXCLUSIVE VOLUMETRIC EASEMENT	XX	XX	3058		288±	SUFFOLK
14	THE CITY OF BOSTON	PERMANENT EXCLUSIVE VOLUMETRIC EASEMENT	XX	XX	3058		2,761±	SUFFOLK
15	THE CITY OF BOSTON	PERMANENT EXCLUSIVE VOLUMETRIC EASEMENT	XX	XX	3058		32±	SUFFOLK

DRAFT
July 1, 2005

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.
DATE _____ GARY JOHN HAMILTON, PLS FOR BRYANT ASSOCIATES, INC.

MASSACHUSETTS TRANSPORTATION AUTHORITY
T BLUE LINE MODERNIZATION STATE STATION REHABILITATION
 BOSTON, MASSACHUSETTS (MITA CONTRACT NO. 800-013)
LAND ACQUISITION PLAN
 CITY OF BOSTON
 SUFFOLK COUNTY
 BLUE LINE CONSULTANT: JOHN VENTURE ENGINEERING, INC.
 150 Massachusetts Avenue Boston, MA 02115
 DATE: 7/1/05
 DRAWN BY: [blank]
 CHECKED BY: [blank]
 DESIGNED BY: [blank]
 PROJECT NO.: [blank]
 SHEET NO.: [blank]
 TOTAL SHEETS: [blank]
 SCALE: [blank]
 BRYANT ASSOCIATES, INC.
 160 NORTH WASHINGTON STREET SUITE 700
 BOSTON, MASSACHUSETTS 02114
 617-248-0300