

Boston Redevelopment Authority

Boston's Planning & Economic
Development Office

Thomas M. Menino, *Mayor*
Clarence J. Jones, *Chairman*
Paul L. McCann, *Acting Director*

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

July 11, 2007

Hon. Maureen E. Feeney, President
Boston City Council
One City Hall Square
Boston, MA 02201

Re: Proposed Eminent Domain Taking of land owned by the City of Boston

Dear Councilor Feeney:

In accordance with the policies adopted by the Boston Redevelopment Authority ("BRA") Board on December 21, 2004 with respect to any proposed eminent domain taking of city-owned land in excess of 10,000 square feet, I am hereby notifying the City Council that the BRA proposes to adopt an Order of Taking of approximately 17,000 square feet of land located in the Bulfinch Triangle area of Boston, between Causeway Street, Beverly Street and Valenti Way.

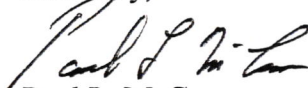
The purpose of the proposed BRA action is to facilitate the development of a mixed use project including office, residential, hotel, retail and parking uses on land owned by the Massachusetts Turnpike Authority and its designated developer, Boston Development Group. The project will be subject to Article 80 review by the BRA.

The BRA proposes to adopt an Order of Taking on August 14, 2007.

If you have any questions about this matter, please feel free to contact me or Tom Miller, Director of Economic Development at 918-4424.

Thank you.

Sincerely,



Paul L. McCann
Acting Director

cc (all with enclosures):

Members, Boston City Council
Tom Miller, BRA
Heather Campisano, BRA
Michael Kineavy, Office of the Mayor
Amy Dwyer, Office of the Mayor

Boston Redevelopment Authority

Boston's Planning & Economic
Development Office

Thomas M. Menino, *Mayor*
Clarence J. Jones, *Chairman*
Mark Maloney, *Director*

One City Hall Square
Boston, MA 02201-1007
Tel 617-722-4300
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March 8, 2005

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

Re: Proposed Minor Modifications to the North Station Urban Renewal Plan

Dear Councilor Flaherty:

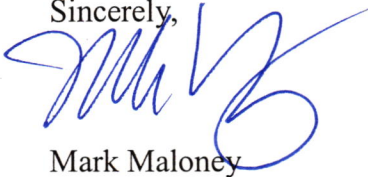
In accordance with the policies adopted by the Boston Redevelopment Authority ("BRA") Board on December 21, 2004, with respect to proposed urban renewal actions of the BRA, I am hereby notifying the Boston City Council that the BRA proposes to adopt minor modifications to the North Station Urban Renewal Plan.

The purpose of the proposed BRA action is to facilitate the development of The Nashua Street Residences, which project shall comprise an approximately 363-unit residential development with parking and related amenities. The BRA proposes to take action on these minor modifications on April 7, 2005.

I enclose a copy of the proposed minor modification resolution. 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

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: MINOR
MODIFICATIONS OF THE NORTH STATION URBAN RENEWAL PLAN WITH
RESPECT TO PARCEL 2 AND AUTHORIZATION TO PROCLAIM BY
CERTIFICATE THE MINOR MODIFICATIONS

WHEREAS, the Urban Renewal Plan for the North Station Urban Renewal Area was adopted by the Boston Redevelopment Authority (the "Authority") on May 22, 1980, and approved by the Boston City Council on July 16, 1980 (said plan, as amended, being herein referred to as the "Plan"); and

WHEREAS, Section 2.3.8 of the Plan, entitled "Modification and Termination" provides that the Plan may be modified at any time by the Authority without the approval of the Boston City Council and the State Department of Community Affairs, unless the proposed modifications may substantially or materially alter or change the Plan, the modification must be approved by the Boston City Council and the State Department of Community Affairs; and

WHEREAS, it is the opinion of the Authority that the modifications hereinafter provided are consistent with the objectives of the Plan, are not modifications that may substantially or materially alter or change the Plan, and are minor modifications which may be adopted within the discretion of the Authority pursuant to said Section 2.3.8;

WHEREAS, the proposed modifications to the Plan are necessary to effectuate the redevelopment of a portion of Parcel 2 for The Nashua Street Residences project; and

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 BOSTON REDEVELOPMENT AUTHORITY:

1. That, pursuant to Section 2.3.8 of the Plan, the Plan be, and hereby is, amended as follows:
 - a. That Map 2-3 of the Plan, entitled "Development Parcels," is hereby modified by deleting Parcel 2 and creating Parcel 2B and Parcel 2C, as shown on the attached map;
 - b. That Section 2.2.3.2 of the Plan is hereby deleted; and

- c. That the following new Section 2.2.3.2.b and Section 2.2.3.2.c are added immediately following the end of Section 2.2.3.2.a:

“2.2.3.2.b Parcel 2B

1. Permitted Uses: Residential, commercial, retail, parking and open space
2. Height: 415 feet
3. Maximum Floor Area Ratio: 15.7
4. Vehicular Access: From Nashua Street
5. Other requirements: Pedestrian easement of 20' minimum width in east-west direction connecting Parcel 1 with Parcel 2a and Parcel 2C.

2.2.3.2.c Parcel 2C

1. Permitted Uses: Commercial or government offices, retail, public transportation, facilities, and parking
2. Height: 200 feet
3. Maximum Floor Area Ratio: 10
4. Vehicular Access: From Accolon Way
5. Other requirements: Easement at grade level for extension of all existing railroad tracks; pedestrian easement at Mezzanine Level (approximately 25' above tracks) of 50' minimum width in North-South direction between North Station building and Parcel 4.”

2. That the proposed modifications are found to be minor modifications which do not substantially or materially alter or change the Plan.

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

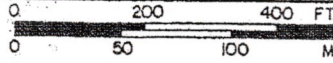
4. That it is hereby found and determined pursuant to MEPA that the foregoing modification of the Plan, and any proposed development undertaken pursuant thereto, will not result in significant damage to or impairment of the environment, and further that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

5. That the Director be, and hereby is, authorized and directed to proclaim by certificate these minor modifications of the Plan, all in accordance with the

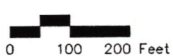
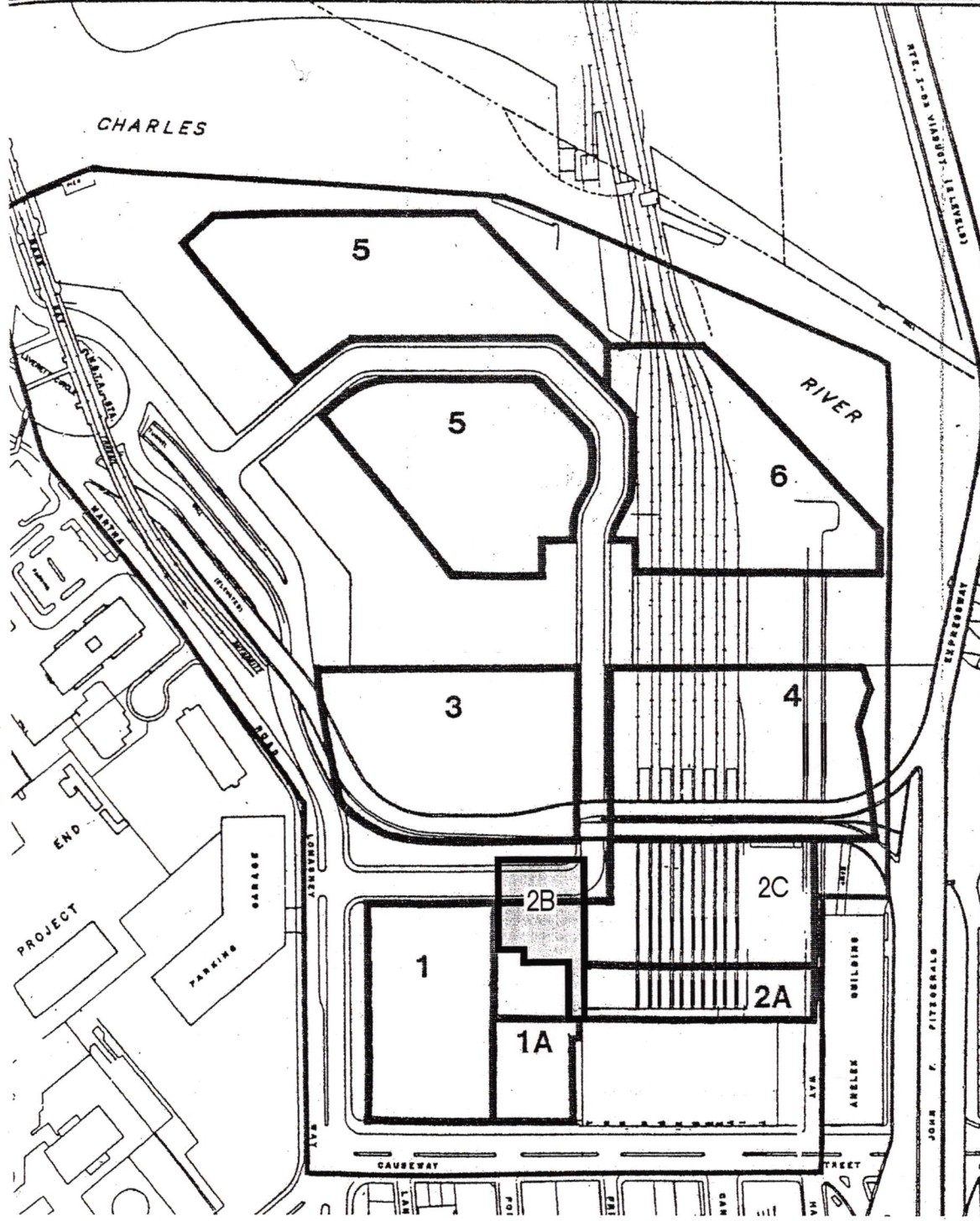
provisions of the Urban Renewal Handbook, RHM 7207.1, Circular dated August, 1974,
if applicable.

**NORTH STATION
REDEVELOPMENT
PROJECT**
BOSTON REDEVELOPMENT AUTHORITY

**DEVELOPMENT
PARCELS**



2-3



Vanasse Hangen Brustlin, Inc.
Exhibit Plan
Limits of Nashua Street Residences
Boston, Massachusetts
March 7, 2005