

October 17, 2011

The Honorable Stephen Murphy
President
Boston City Council
One City Hall Square
Boston, MA 02201

Re: Proposed Modification of the Park Plaza Urban Renewal Plan

Dear Councilor Murphy:

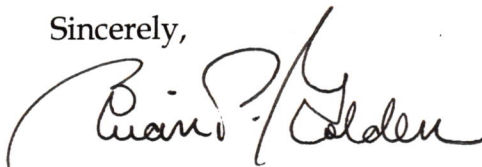
In accordance with the policies adopted by the Boston Redevelopment Authority ("BRA") Board on December 21, 2004, with respect to proposed urban renewal actions of the BRA, I am hereby notifying the Boston City Council that the BRA proposes to adopt a modification to the Park Plaza Urban Renewal Plan.

The purpose of the proposed BRA action is to facilitate the development of Parcel D also known as Parcel 4 in the Park Plaza Urban Renewal Area ("Parcel D"), located at 24-26 LaGrange Street in the Park Plaza Urban Renewal Area. The BRA proposes to take action on this modification on November 17, 2011

I enclose a draft of the proposed modification resolution. If you have any questions about this matter, please do not hesitate to contact Geoff Lewis, Senior Project Manager, at (617) 918-4297.

Thank you.

Sincerely,



Brian Golden

Cc: (all with enclosures).

Members, Boston City Council
Heather Campisano, BRA
Michael Kineavy, Office of the Mayor

**RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
REGARDING MODIFICATION OF THE URBAN RENEWAL PLAN
WITH RESPECT TO PARCEL D (or 4)**

WHEREAS, the Urban Renewal Plan for the Park Plaza Urban Renewal Area (the "**Park Plaza Plan**") was adopted by the Boston Redevelopment Authority (the "**Authority**") on July 15, 1971, and submitted to the Boston City Council thereafter;

WHEREAS, the Boston City Council approved the Park Plaza Plan with certain changes by Vote of December 6, 1971; and

WHEREAS, the Authority, by Vote of December 16, 1971, accepted and effected certain changes voted by the City Council in approving the Park Plaza Plan on December 6, 1971; and

WHEREAS, the Department of Community Affairs of the Commonwealth of Massachusetts approved the Park Plaza Plan; and

WHEREAS, Section M.1 of the Park Plaza Plan, entitled "Plan Modification or Amendment," provides that said Plan may be modified or amended from time to time by the Authority, and that certain amendments shall be deemed to be substantial; and

WHEREAS, the last paragraph of Section A.2 of the Park Plaza Plan, as previously amended, was deleted by a vote of the Boston Redevelopment Authority on November 12, 1981, which plan change was concurred with by the City Council and the Mayor and approved by the Commonwealth of Massachusetts Executive Office of Communities and Development by letter dated January 27, 1982 and therefore Parcel D (or 4) continues to be part of the Park Plaza Urban Renewal Area; and

WHEREAS, Section M.2 of the Park Plaza Plan, entitled "Termination," was amended by vote of the Boston Redevelopment Authority on February 24, 2005, which plan change was concurred with by the City Council and the Mayor and approved by the Commonwealth of Massachusetts Executive Office of Housing and Community Development by letter dated September 26, 2005, and therefore the Park Plaza Plan continues in effect until April 30, 2015; and

WHEREAS, the Authority has heretofore determined by vote of the Boston Redevelopment Authority on June 27, 1996 that the property within Parcel D (or 4) located at 24-26 Lagrange Street is blighted and substandard and authorized the acquisition of such property;

WHEREAS, the Authority has determined that conditions of deterioration, lack of repair, need for major maintenance and obsolescence continue to exist in the Park Plaza Urban Renewal Area, including within Parcel D (or 4), and that the Park Plaza Urban Renewal Area, including the parcels of property located at 41-45 Stuart Street, 24-26 Lagrange Street, 28-30 Lagrange Street, 32-58 Lagrange Street, 54R Lagrange Street, and the volume of air space above 31- 39 Stuart Street above at an elevation of a point that is 20 feet above the highest point of the highest chimney on 31-39 Stuart Street existing as of December 9, 2009 (collectively, the "**Parcel 4 Stuart Street Subparcel**"), all within Parcel D (or 4) of the Park Plaza Urban Renewal Area, remains blighted, open, decadent or substandard; 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;

WHEREAS, the Authority has determined that the proposed amendment and redevelopment of those certain parcels of property described above, would not result in significant damage to or impairment of the environment and is consistent with the purposes and objectives of the Park Plaza Plan;

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

1. That Section D.2 of the Park Plaza Plan, as previously amended, is hereby modified by designating the Parcel 4 Stuart Street Subparcel as a "property to be acquired" and that Map No. 3 is deemed amended consistent therewith;

2. That Section F.4 of the Park Plaza Plan, as previously amended, is hereby modified by inserting the following phrase at the conclusion of the provision entitled "F.A.R":

"With respect to the Parcel 4 Stuart Street Subparcel: To be determined by the Authority."

3. That except as expressly amended in this resolution, as aforesaid, all other provisions of the Park Plaza Plan shall remain in full force and effect as originally written and subsequently, expressly amended;

4. That it is hereby found and determined pursuant to MEPA that the foregoing amendment of the Park Plaza Plan, and that any proposed acquisition and redevelopment of any or all of the parcels identified in paragraph 1 hereof undertaken pursuant hereto will not result in significant damage to or impairment of the environment, and, further that all practicable and feasible means and measures will be utilized to avoid and minimize damage to the environment;

5. That the Secretary be and hereby is authorized to file the aforesaid amendments to the Park Plaza Plan with the minutes of this meeting and that said amendments shall be conclusively deemed to be the official amendments to the Plan; and

6. That the Director be and hereby is authorized to submit to the Mayor for his approval and submission to the Boston City Council and the Massachusetts Department of Housing and Community Development for their respective approvals the foregoing amendments to the Plan approved by the Authority on this date.

Boston Redevelopment Authority

Boston's Planning & Economic
Development Office

Thomas M. Menino, *Mayor*
Clarence J. Jones, *Chairman*
John F. Palmieri, *Director*

One City Hall Square
Boston, MA 02201-1007
Tel 617-722-4300
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December 10, 2010

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

Re: Proposed Minor Modification to the Park Plaza Urban Renewal Plan

Dear Councilor Ross:

In accordance with the policies adopted by the BRA Board on December 21, 2004 with respect to proposed urban renewal actions of the BRA, I am hereby notifying the City Council that the BRA proposes to adopt a minor modification to the Park Plaza Urban Renewal Plan located in the Park Plaza section of the City of Boston.

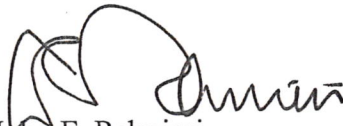
The purpose of the BRA action is to facilitate the development of the proposed Kensington Project on Plan Development Area No.60 at the corner of Washington and LaGrange Streets.

The BRA proposes to take action on this modification on January 13, 2011.

I enclose a copy of the proposed minor modification resolution. If you have any question about this matter, please feel free to contact me or Brenda McKenzie, Director of Economic Development at 617-918-4424.

Thank you.

Sincerely,



John F. Palmieri
Director

Cc: (all with enclosures):
Member, Boston City Council
Brenda McKenzie, BRA ✓
Heather Campisano, BRA
Michael Kineavy, Office of the Mayor

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY

RE: MODIFICATION TO THE URBAN RENEWAL PLAN FOR THE PARK PLAZA URBAN RENEWAL AREA, WITH RESPECT TO PARCEL D (or 4)

WHEREAS, the Urban Renewal Plan for the Park Plaza Urban Renewal Area (the "Park Plaza Plan") was adopted by the Boston Redevelopment Authority (the "Authority") on July 15, 1971, and submitted to the Boston City Council thereafter; and

WHEREAS, the Boston City Council approved the Park Plaza Plan with certain changes by Vote of December 6, 1971; and

WHEREAS, the Authority by Vote of December 16, 1971, accepted and effected certain changes voted by the City Council in approving the Park Plaza Plan on December 6, 1971; and

WHEREAS, the Mayor of the City of Boston approved the Park Plaza Plan, as previously approved by the City Council and the Authority, on December 22, 1971; and

WHEREAS, the Department of Community Affairs of the Commonwealth of Massachusetts approved the Park Plaza Plan; and

WHEREAS, Section M.1 of the Park Plaza Plan, entitled "Plan Modification or Amendment," provides that the Park Plaza Plan may be adjusted in minor ways from time to time by the Authority, but no substantial change may be made without the same state and local approval which would then be required upon submission of a new plan; provided, that any change which increases any prescribed floor area ratio or height limit or which alters the uses prescribed for any parcel shall be deemed to be substantial; and

WHEREAS, the Park Plaza Plan was subsequently amended; and

WHEREAS, Section F.4 of the Park Plaza Plan sets forth Land Use and Building Requirements with regard to redevelopment of Parcel D (or 4), including the location of certain pedestrian easements to be created within and through Parcel D (or 4); and

WHEREAS, the proposed amendment to the Park Plaza Plan is necessary to effectuate the redevelopment of a substantial portion of Parcel 4 of the Park Plaza Urban Renewal Area for the Kensington Project, approved by the Authority as a Planned Development Area Project within PDA No. 60; and

WHEREAS, it is the opinion of the Authority that the modification hereinafter provided with respect to the Kensington Parcel is a minor modification of the Park Plaza Plan, does not constitute a substantial change to the Park Plaza Plan, and is consistent with the objectives of the Park Plaza 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 Authority has determined that the proposed redevelopment of those certain parcels of property described above, would not result in significant damage to or impairment of the environment and is consistent with the purposes and objectives of the Park Plaza Plan;

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

1. That said Section F.4 is hereby modified by adding a new sentence at the end of the provision entitled "Other Requirements" under "PARCEL 4" as follows:

"Notwithstanding the foregoing requirements described under this "Other Requirements" subsection, any development that will occupy less than all of the area of Parcel 4 shall not be required to provide such pedestrian easements or connections as long as there is adequate pedestrian access along existing or proposed public or private ways or passageways from Washington Street to Tremont Street through Parcel 4, or from existing or proposed public or private ways or passageways to the center of Parcel 4, or from existing or proposed public or private ways or passageways within Parcel 4 to the Boylston and Chinatown subway stations, as determined by the Authority"; and

2. That the foregoing modifications are found not to substantially or materially alter or change the Park Plaza Plan; and
3. That, except as expressly amended in this Resolution, as aforesaid, all other provisions of the Park Plaza Plan shall remain in full force and effect as originally written and subsequently, expressly amended; and
4. That it is hereby found and determined pursuant to MEPA that the foregoing modification of the Park Plaza 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; and
5. That the Director be, and hereby is, authorized to proclaim by certificate the minor modification of the Park Plaza Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1, Circular dated August 8, 1974, if required.