

August 11, 2017

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

AP  
8/11/17

Re: Proposed Minor Modification to the South Cove Urban Renewal Plan, Project No. Mass. R-92, with respect to Parcel P-12

Dear Councilor Wu:

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 South Cove Urban Renewal Plan, Project No. Mass. R-92, with respect to Parcel P-12.

The purpose of the proposed BRA action is to facilitate the redevelopment of the remaining portion of Parcel P-12 (“Parcel P-12C”). The BRA d/b/a the Boston Planning & Development Agency (“BPDA”) will be issuing a Request for Proposals (RFP) for the redevelopment of Parcel P-12C shortly.

This parcel and the RFP process were discussed during the last Urban Renewal Update with the City Council on April 10, 2017. The BPDA has conducted three community meetings (January 19, 2017, April 27, 2017 and June 27, 2017) to facilitate community input on the development guidelines associated with the RFP. More information can be found on the BPDA website at: <http://www.bostonplans.org/planning/planning-initiatives/parcel-p-12-disposition-planning>

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, Renee LeFevre, General Counsel, at (617) 918-4241, or Reay Pannesi, Senior Manager for Disposition Services, at (617) 918-6239.

Thank you.

Sincerely,



Brian P. Golden  
Director

Enclosure

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
REGARDING MINOR MODIFICATION TO THE SOUTH COVE URBAN  
RENEWAL PLAN, PROJECT NO. MASS. R-92, WITH RESPECT TO PARCEL P-  
12

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**WHEREAS**, the Urban Renewal Plan for the South Cove Urban Renewal Area, Project No. Mass. R-92, was adopted by the Boston Redevelopment Authority (the "Authority") on June 10, 1965 and approved by the City Council of the City of Boston on July 26, 1965 (said plan, as amended, being herein referred to as the "Plan"); and

**WHEREAS**, Section 1201 of Chapter XII of the Plan, entitled "Modification," provides that the Plan may be modified at any time by the Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

**WHEREAS**, it is the opinion of the Authority that the modifications hereinafter provided with respect to Parcel P-12 in the South Cove Urban Renewal Area, are consistent with the objectives of the Plan and are minor modifications which may be adopted within the discretion of the Authority pursuant to said Section 1201; and

**WHEREAS**, the proposed amendments to the Plan are necessary to effectuate the redevelopment of Parcel P-12; 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 Authority as follows:

1. Pursuant to Section 1201 thereof, the Plan be and hereby is amended as follows:
  - (a) Map 5, "Disposition Plan" is hereby modified by the creating Parcel P-12C as shown on the attached map.
  - (b) Map 4, "Proposed Land Use Plan," is hereby modified by changing the Proposed Land Use of Parcel P-12C to Hotel and Conference Center Uses, Community Uses; Housing; Commercial; Local Retail Business; and Restaurant Uses.

(c) That Chapter VI, "Land Use, Building Requirements and Other Controls", Section 603, Table A, "Land Use and Building Requirements", is hereby amended by inserting the following with respect to Parcel P-12C as hereinbefore created:

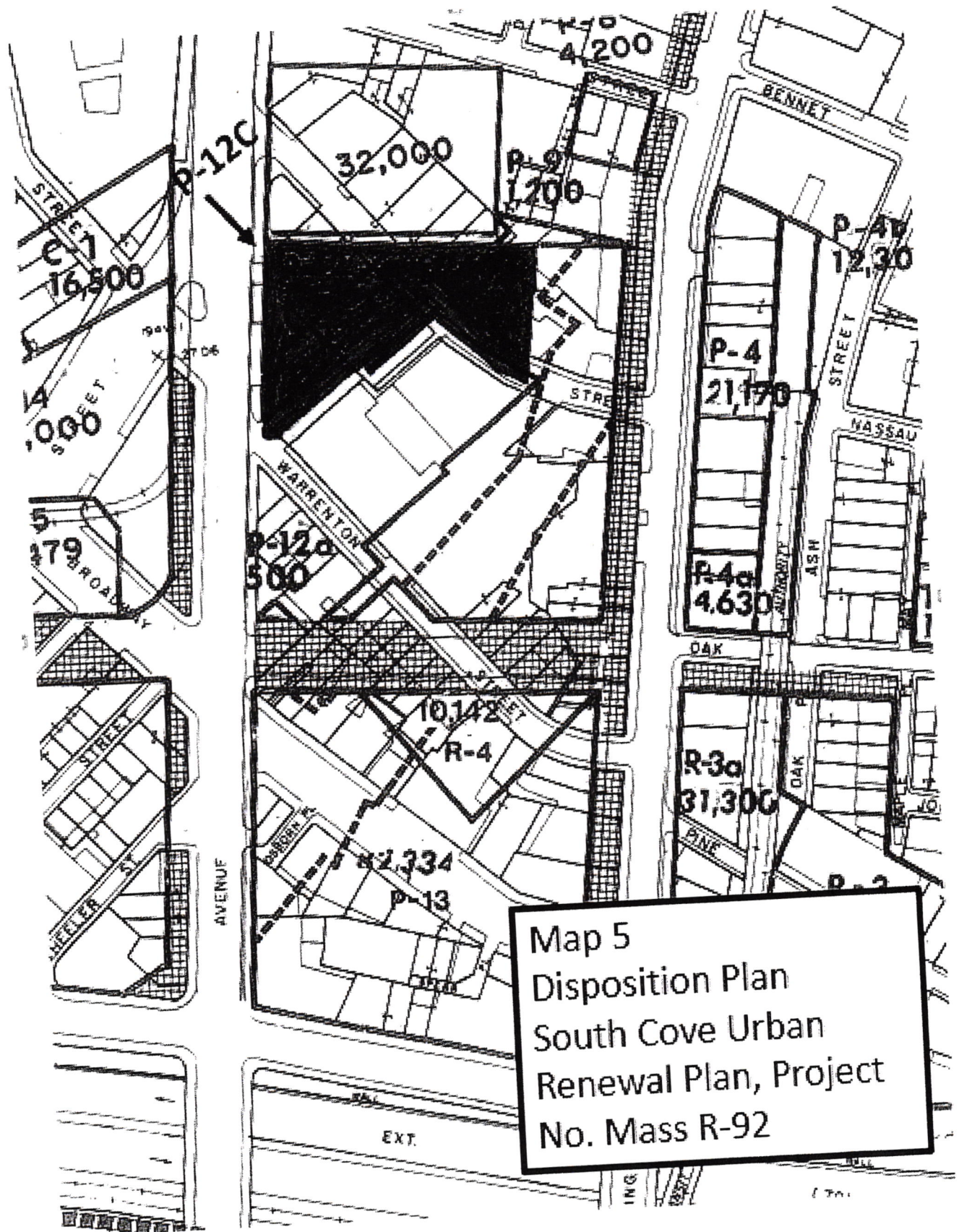
Reuse Parcel Number	Permitted Land Use	Bldg. Height Min.	Height Max.	Maximum FAR	Maximum Parking Spaces	Ground Floor Setback
P-12C	Hotel and Conference Center Uses, Community Uses; Housing; Commercial; Local Retail Business; Restaurant Uses	N/A	360ft	20	Demonstration of Adequacy	To be determined by the Authority

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 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.

4. That all other provisions of the Plan not inconsistent herewith be and hereby are continued 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.

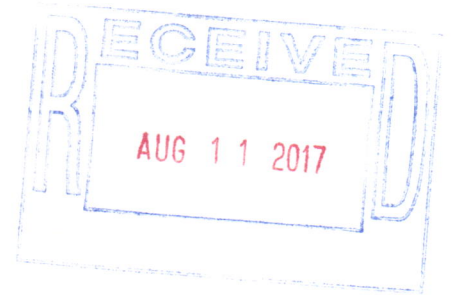




**boston planning &  
development agency**

August 11, 2017

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



Re: Proposed Minor Modification to the South Cove Urban Renewal Plan, Project No. Mass. R-92, with respect to Parcel P-12

Dear Undersecretary Kornegay:

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 South Cove Urban Renewal Plan, Project No. Mass. R-92, with respect to Parcel P-12.

The purpose of the proposed BRA action is to facilitate the redevelopment of the remaining portion of Parcel P-12 (“Parcel P-12C”). The BRA d/b/a the Boston Planning & Development Agency (“BPDA”) will be issuing a Request for Proposals (RFP) for the redevelopment of Parcel P-12C shortly.

This parcel and the RFP process were discussed during the last Urban Renewal Update with the City Council on April 10, 2017. The BPDA has conducted three community meetings (January 19, 2017, April 27, 2017 and June 27, 2017) to facilitate community input on the development guidelines associated with the RFP. More information can be found on the BPDA website at: <http://www.bostonplans.org/planning/planning-initiatives/parcel-p-12-disposition-planning>

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, Renee LeFevre, General Counsel, at (617) 918-4241, or Reay Pannesi, Senior Manager for Disposition Services, at (617) 918-6239.

Thank you.

Sincerely,

Brian P. Golden  
Director

Enclosure

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**Boston Redevelopment Authority (D/B/A Boston Planning & Development Agency)**

1 City Hall Square | Boston, MA 02201 | [BostonPlans.org](http://BostonPlans.org) | T 617.722.4300 | F 617.248.1937  
Martin J. Walsh, Mayor | Brian P. Golden, Director | Timothy J. Burke, Chairman

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
REGARDING MINOR MODIFICATION TO THE SOUTH COVE URBAN  
RENEWAL PLAN, PROJECT NO. MASS. R-92, WITH RESPECT TO PARCEL P-  
12

---

**WHEREAS**, the Urban Renewal Plan for the South Cove Urban Renewal Area, Project No. Mass. R-92, was adopted by the Boston Redevelopment Authority (the "Authority") on June 10, 1965 and approved by the City Council of the City of Boston on July 26, 1965 (said plan, as amended, being herein referred to as the "Plan"); and

**WHEREAS**, Section 1201 of Chapter XII of the Plan, entitled "Modification," provides that the Plan may be modified at any time by the Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

**WHEREAS**, it is the opinion of the Authority that the modifications hereinafter provided with respect to Parcel P-12 in the South Cove Urban Renewal Area, are consistent with the objectives of the Plan and are minor modifications which may be adopted within the discretion of the Authority pursuant to said Section 1201; and

**WHEREAS**, the proposed amendments to the Plan are necessary to effectuate the redevelopment of Parcel P-12; 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 Authority as follows:

1. Pursuant to Section 1201 thereof, the Plan be and hereby is amended as follows:
  - (a) Map 5, "Disposition Plan" is hereby modified by the creating Parcel P-12C as shown on the attached map.
  - (b) Map 4, "Proposed Land Use Plan," is hereby modified by changing the Proposed Land Use of Parcel P-12C to Hotel and Conference Center Uses, Community Uses; Housing; Commercial; Local Retail Business; and Restaurant Uses.

(c) That Chapter VI, "Land Use, Building Requirements and Other Controls", Section 603, Table A, "Land Use and Building Requirements", is hereby amended by inserting the following with respect to Parcel P-12C as hereinbefore created:

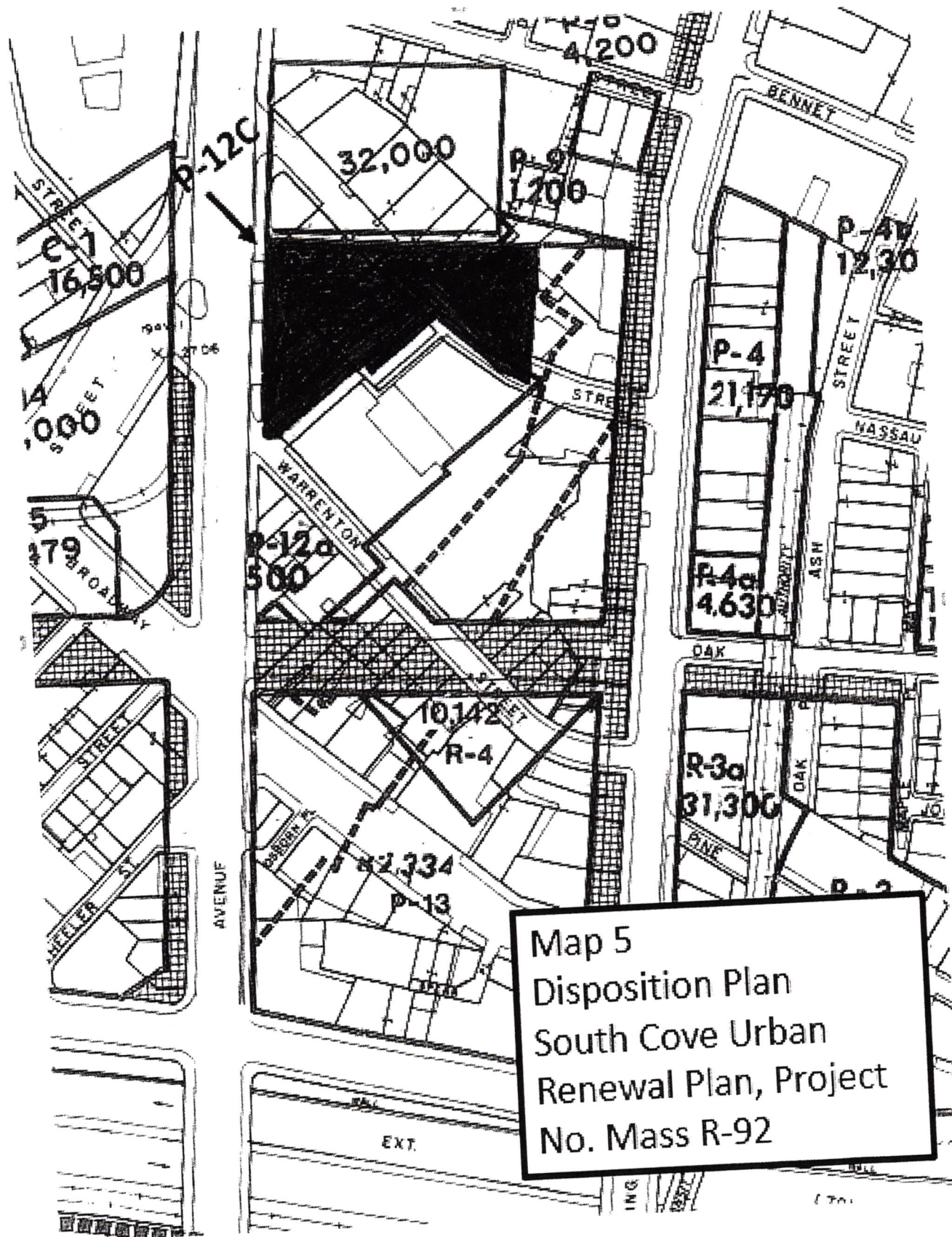
Reuse Parcel Number	Permitted Land Use	Bldg. Height		Maximum FAR	Maximum Parking Spaces	Ground Floor Setback
		Min.	Max.			
P-12C	Hotel and Conference Center Uses, Community Uses; Housing; Commercial; Local Retail Business; Restaurant Uses	N/A	360ft	20	Demonstration of Adequacy	To be determined by the Authority

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 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.

4. That all other provisions of the Plan not inconsistent herewith be and hereby are continued 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.





July 11, 2016

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

Re: Minor Modification of the South Cove Urban Renewal Plan, Parcel P-7A, 240  
Tremont Street, Boston

Dear Councillor Wu:

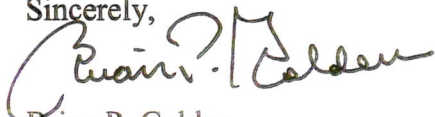
In accordance with the policies adopted by the Boston Redevelopment Authority ("BRA") Board on December 21, 2004 and on April 14, 2016 with respect to proposed urban renewal actions of the BRA, I am hereby notifying the Boston City Council that the BRA proposes to adopt a minor modification to the South Cove Urban Renewal Plan, Project No. Mass. R-92 (the "Plan"), for Parcel P-7A located at the intersection of Tremont and Stuart Streets.

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The purpose of the proposed BRA action is to amend the Permitted Uses provision of Section 603 of the Plan, entitled "Land Use and Building Requirements" with respect to Parcel P-7A to identify the following permitted uses: commercial (including hotel, retail and restaurant, including take-out).

The BRA proposes to take action on this minor modification on August 11, 2016. I enclose a copy of the minor modification resolution. If you have any questions about this matter, please do not hesitate to contact Eileen E. Brophy, Senior Counsel (617) 918-4279. Thank you.

Sincerely,



Brian P. Golden  
Director

Enclosures

August 11, 2016

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: MINOR MODIFICATION TO THE URBAN RENEWAL PLAN FOR THE  
SOUTH COVE URBAN RENEWAL AREA, PROJECT NO. MASS R-92

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WHEREAS, the Urban Renewal Plan for the South Cove Urban Renewal Area, was adopted by the Boston Redevelopment Authority (the "Authority") on June 10, 1965 and approved by the City Council of the City of Boston on July 26, 1965 (said plan, as heretofore amended, is referred to herein as the "Plan"); and

WHEREAS, Section 1201 of Chapter 12 of the Plan entitled: "Modification" provides that the Plan may be modified at any time by the Authority without any further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, Parcel P-7 as identified in the Plan was divided into two parcels by the Authority with the resulting parcels identified as Parcel P-7A and Parcel P-7B; and

WHEREAS, Parcel P-7B was conveyed by the Authority in accordance with the Plan to New England Medical Center Hospital and Metropolitan Center Inc. pursuant to a Land Disposition Agreement dated July 9, 1980; and

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WHEREAS, the Authority remains the owner of Parcel P-7A located at the corner of Tremont Street and Stuart Street, containing approximately 5,810 square feet; and

WHEREAS, Parcel P-7A continues to be a blighted and underutilized site despite its prominent location in the center of the Theater District; and

WHEREAS, the proposed modifications to the Plan hereinafter described are necessary to effectuate the reuse of Parcel P-7A in a manner that continues to further the reinvigoration and revitalization of the Theater District and in furtherance of the Plan as a whole; and

WHEREAS, it is the opinion of the Authority that the modifications with respect to Parcel P-7A hereinafter described do not substantially or materially alter or change the Plan; 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 1201 thereof, the Plan be, and hereby is, amended as follows:

a. That the portion of Table A of Section 603 entitled "Land Use and Building Requirements, Table A: Requirements for Dispositions Parcels" is hereby amended by adding the following after P-6 and P-7:

<u>Site Designation</u>	<u>Permitted Uses</u>	<u>Max. F.A.R.</u>	<u>Minimum Parking Spaces</u>	<u>Ground Floor Setback</u>
P-7A	Commercial (including hotel retail and restaurant, including take- out)	23	None	None

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

3. That it is hereby found and determined pursuant to MEPA that these modifications 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.~~

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

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

6. That the Director be, and hereby is, authorized to proclaim by certificate these minor modifications to the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1, dated August 8, 1974.

November 6, 2007

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

Re: Proposed Minor Modification of the South Cove Urban Renewal Plan

Dear Councilor Feeney:

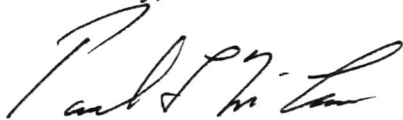
In accordance with the policies adopted by the Boston Redevelopment Authority ("BRA") Board on December 21, 2004 with respect to proposed urban renewal actions of the BRA, I am hereby notifying the Boston City Council that the BRA proposes to adopt a minor modification to the South Cove Urban Renewal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

The purpose of the proposed BRA action is to facilitate the improvements on Parcel P-6, in the South Cove Urban Renewal Area, Project No. Mass. R-92, located at One Kneeland Street in the Chinatown neighborhood of Boston ("Parcel P-6"). Tufts University proposes to improve Parcel P-6 by the development of a five-story expansion above the tenth floor of the existing Tufts University School of Dental Medicine building. The BRA proposes to take action on this minor modification on December 6, 2007.

I enclose a copy of the proposed minor modification resolution. If you have any questions about this matter, please do not hesitate to contact Sonal Gandhi, Senior Project Manager at (617) 918-4314.

Thank you for your attention to this matter.

Sincerely,



Paul L. McCann  
Acting Director

Cc (all with enclosure):

Members, Boston City Council  
Sonal Gandhi, BRA  
Katelyn Sullivan, BRA  
Michael Kineavy, Office of the Mayor  
Amy Dwyer, Office of the Mayor

RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY  
RE: MINOR MODIFICATIONS TO THE URBAN RENEWAL PLAN  
FOR THE SOUTH COVE URBAN RENEWAL AREA, PROJECT  
NO. MASS. R-92

WHEREAS, the Urban Renewal Plan for the South Cove Urban Renewal Area (the "Plan") was adopted by the Boston Redevelopment Authority (the "Authority") on June 10, 1965 and approved by the City Council of the City of Boston on June 26, 1965; and

WHEREAS, Section 1201 of Chapter 12 of the Plan entitled: "Modification" provides that the Plan may be modified at any time by the Authority without any further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, it is the opinion of the Authority that minor modifications with respect to Parcels C-4, C-5 and C-6 are consistent with the objectives of the Plan; and

WHEREAS, the Authority is cognizant of Chapter 781 of the Acts and Resolves of 1972 with respect to minimizing and preventing damages to the environment; and

WHEREAS, the proposed modifications to the Plan constitute minor changes and may be adopted within the discretion of the Authority pursuant to Section 1201 of the Plan.

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

Pursuant to Section 1201, the South Cove Urban Renewal Plan, Mass. R-92 (the "Plan") be and hereby is amended as follows:

- 1, F.A.R.: 14.8.
2. Permitted Uses – Private Way Open to Public Travel for (i) the approximately 1,664 s.f. portion of Parcel C-6 shown on Exhibit A attached hereto and incorporated herein and (ii) the approximately 788 s.f. portion of Parcels C-4 and C-5 shown as Exhibit B attached hereto and incorporated herein.
3. That these modifications are found to be minor modifications which do not substantially or materially alter or change the Plan.
4. That it is hereby found and determined that these minor modifications 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 continuing in full force and effect.

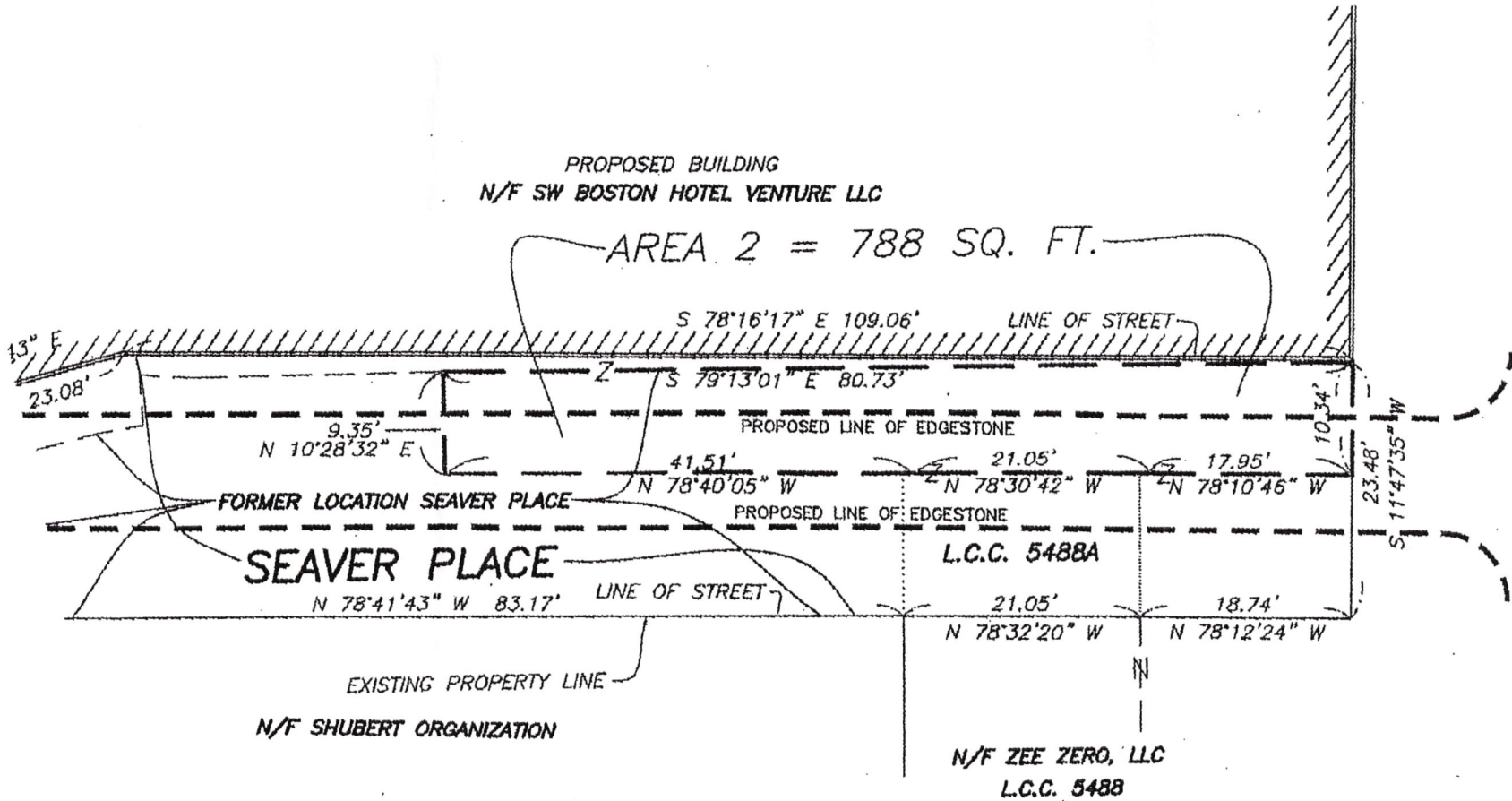
6. That the Director be and hereby is authorized to proclaim by certificate these minor modifications of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1, dated August 1974.

Exhibit A: Plan of a Portion of Seaver Place (1,664 s.f.)

Exhibit B: Plan of a Portion of Seaver Place (788 s.f.)

PROPOSED BUILDING  
N/F SW BOSTON HOTEL VENTURE LLC

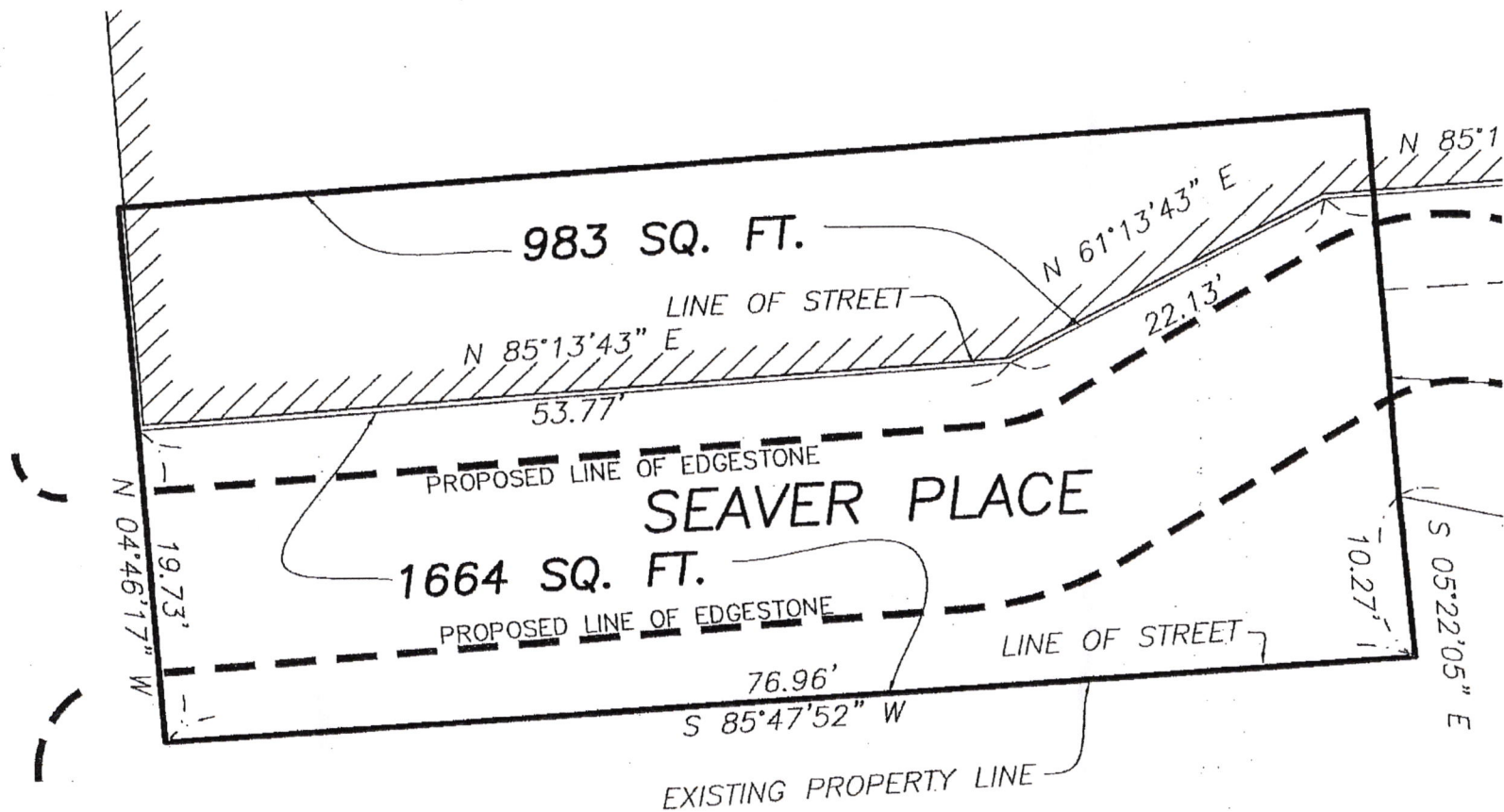
AREA 2 = 788 SQ. FT.



TREMONT (PUBLIC VARIABLE WIDTH) STREET

PROPOSED BUILDING  
N/F SW BOSTON HOTEL VENTURE LLC

WARRENTON  
(PUBLIC VARIABLE WIDTH)  
STREET



N/F SHUBERT ORGANIZATION



# 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 12, 2007

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

Re: Proposed Minor Modification of the South Cove Urban Renewal Plan, Project  
No. Mass. R-92, Parcels P-7A

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 South Cove Urban Renewal Plan, Project No. Mass. R-92 (the "Plan"), for Parcel P-7A located at the intersection of Tremont and Stuart Streets.

The purposes of the proposed BRA action are the following:

- a. To create Parcel P-7A as a re-use Parcel under the Plan;
- b. To amend the Permitted Uses provision of Section 603 of the Plan, entitled "Land Use and Building Requirements" with respect to Parcel P-7A to identify the following permitted uses: residential, institutional & commercial (including retail and restaurant, including take-out).

The BRA proposes to take action on this minor modification on August 14, 2007. I enclose a copy of the minor modification resolution. If you have any questions about this matter, please do not hesitate to contact Thomas Miller, Director of Economic Development (617) 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

August \_\_\_\_, 2007

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: MINOR MODIFICATIONS TO THE URBAN RENEWAL PLAN FOR THE  
SOUTH COVE URBAN RENEWAL AREA, PROJECT NO. MASS R-92

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WHEREAS, the Urban Renewal Plan for the South Cove Urban Renewal Area, was adopted by the Boston Redevelopment Authority (the "Authority") on June 10, 1965 and approved by the City Council of the City of Boston on July 26, 1965 (said plan, as heretofore amended, is referred to herein as the "Plan"); and

WHEREAS, Section 1201 of Chapter 12 of the Plan entitled: "Modification" provides that the Plan may be modified at any time by the Authority without any further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, Parcel P-7 as identified in the Plan was divided into two parcels by the Authority with the resulting parcels identified as Parcel P-7A and Parcel P-7B; and

WHEREAS, Parcel P-7B was conveyed by the Authority in accordance with the Plan to New England Medical Center Hospital and Metropolitan Center Inc. pursuant to a Land Disposition Agreement dated July 9, 1980; and

WHEREAS, the Authority remains the owner of Parcel P-7A located at the corner of Tremont Street and Stuart Street, containing approximately 5,810 square feet; and

WHEREAS, Parcel P-7A continues to be a blighted and underutilized site despite its prominent location in the center of the Theater District; and

WHEREAS, the proposed modifications to the Plan hereinafter described are necessary to effectuate the reuse of Parcel P-7A in a manner that continues to further the reinvigoration and revitalization of the Theater District and in furtherance of the Plan as a whole; and

WHEREAS, it is the opinion of the Authority that the modifications with respect to Parcel P-7A hereinafter described do not substantially or materially alter or change the Plan; 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 1201 thereof, the Plan be, and hereby is, amended as follows:
  - a. Map 5, Disposition Plan, is hereby amended by creating re-use Parcel P-7A, a parcel containing approximately 5810 square feet.
  - b. That the portion of Table A of Section 603 entitled "Land Use and Building Requirements, Table A: Requirements for Dispositions Parcels" is hereby amended by adding the following after P-6 and P-7:

<u>Site Designation</u>	<u>Permitted Uses</u>	<u>Max. F.A.R.</u>	<u>Minimum Parking Spaces</u>	<u>Ground Floor Setback</u>
P-7A	Residential, Institutional, Commercial (including retail and restaurant)	12	None	None

2. That these modifications are found to be minor modifications, which do not substantially or materially alter or change the Plan.
3. That it is hereby found and determined pursuant to MEPA that these modifications 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.
4. That all other provisions of the Plan not inconsistent herewith be and hereby are continued in full force and effect.
5. That the Secretary be and hereby is authorized to file the aforesaid amendments to the Plan with the minutes of this meeting and that said amendments shall be conclusively deemed to be the official amendments of the Plan.
6. That the Director be, and hereby is, authorized to proclaim by certificate these minor modifications to the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1, dated August 8, 1974.

# 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

June 19, 2007

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

Re: Proposed Minor Modification of the South Cove Urban Renewal Plan, Project  
No. Mass. R-92

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 South Cove Urban Renewal Plan, Project No. Mass. R-92 (the "Plan"), located at the intersection of Tremont and Stuart Streets.

The purpose of the proposed BRA action is to designate a portion of Seaver Place, a private way open to public travel, as land to be acquired under the Plan and to create re-use Parcel C-4a consisting of 518 square feet of land comprising such portion of Seaver Place to be acquired by the Authority. A copy of the Minor Modification Resolution is enclosed.

If you have any questions about this matter, please do not hesitate to contact Thomas Miller, Director of Economic Development (617) 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

RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY  
RE: MINOR MODIFICATIONS TO THE URBAN RENEWAL PLAN  
FOR THE SOUTH COVE URBAN RENEWAL AREA, PROJECT  
NO. MASS. R-92

WHEREAS, the Urban Renewal Plan for the South Cove Urban Renewal Area (the "Plan") was adopted by the Boston Redevelopment Authority (the "Authority") on June 10, 1965 and approved by the City Council of the City of Boston on July 26, 1965; and

WHEREAS, Section 1201 of Chapter 12 of the Plan entitled: "Modification" provides that the Plan may be modified at any time by the Authority without any further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, it is the opinion of the Authority that a modification with respect to the acquisition of an additional 518 square feet of land located within the boundaries of the Plan and comprising a part of Seaver Place, a private way open to public travel, does not substantially or materially alter or change the Plan; and

WHEREAS, the Authority is cognizant of the requirements of Massachusetts General Laws Chapter 30, Section 61 through 62H, as amended, and its implementing regulations with respect to minimizing and preventing damages to the environment.

NOW, THEREFORE, BE IT RESOLVED BY THE AUTHORITY THAT:

1. That pursuant to Section 1201 thereof, the Plan be, and hereby is, amended as follows:
  - a. Map 3, Property Map, is hereby amended by designating Seaver Place as land to be acquired pursuant to Section 401 of the Plan.
  - b. Map 5, Disposition Plan, is hereby amended by creating re-use Parcel C-4a, a parcel containing 518 square feet of land that is part of Seaver Place.
  - c. Section 603, Table A "Requirements for Disposition Parcels", is hereby amended by adding re-use Parcel C-4a and designating the permitted use as private way open to public travel.

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 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.
4. That all other provisions of the Plan not inconsistent herewith be and hereby are continued 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 8, 1974.

# 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  
Fax 617-248-1937

October 13, 2006

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

Re: Proposed Minor Modification of the South Cove Urban Renewal Plan, Project  
No. Mass. R-92, Parcels C-4, C-5 and C-6

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 a minor modification to the South Cove Urban Renewal Plan, Project No. Mass. R-92 (the "Plan"), for Parcels C-4, C-5 and C-6 located at the intersection of Tremont and Stuart Streets.

The purpose of the proposed BRA action is to amend the Permitted Uses provision of Section 603 of the Plan, entitled "Land Use and Building Requirements" with respect to Parcels C-4, C-5 and C-6 to identify the following permitted uses: hotel, residential, commercial (including without limitation, restaurant, retail and spa/fitness facility) and necessary uses, including without limitation parking. The BRA proposes to take action on this minor modification on November 16, 2006.

I enclose a copy of the minor modification resolution. If you have any questions about this matter, please do not hesitate to contact Thomas Miller, Director of Economic Development (617) 918-4424.

Thank you.

Sincerely,

  
Mark Maloney

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

RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY  
RE: MINOR MODIFICATION TO THE URBAN RENEWAL PLAN  
FOR THE SOUTH COVE URBAN RENEWAL AREA, PROJECT  
NO. MASS. R-92

WHEREAS, the Urban Renewal Plan for the South Cove Urban Renewal Area (the "Plan") was adopted by the Boston Redevelopment Authority (the "Authority") on June 10, 1965 and approved by the City Council of the City of Boston on July 26, 1965; and

WHEREAS, Section 1201 of Chapter 12 of the Plan entitled: "Modification" provides that the Plan may be modified at any time by the Authority without any further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, it is the opinion of the Authority that minor modifications with respect to Parcels C-4, C-5 and C-6 are consistent with the objectives of the Plan; and

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

WHEREAS, the proposed modification to the Plan constitutes a minor change and may be adopted within the discretion of the Authority pursuant to Section 1201 of the Plan;

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

Pursuant to Section 1201 thereof, the South Cove Urban Renewal Plan, Mass. R-92 (the "Plan"), be and hereby is amended as follows:

1. The Permitted Uses provision of Section 603 thereof, entitled "Land Use and Building Requirements" with respect to Parcels C-4, C-5, and C-6 is hereby deleted and the following is substituted therefor:

Permitted Uses - Hotel, residential, commercial (including without limitation, restaurant, retail, and spa/fitness facility), and accessory uses, including without limitation, parking.

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 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.
4. That all other provisions of the 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.

April 14, 2006

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

Re: Proposed Minor Modification of South Cove 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 a minor modification to the South Cove Urban Renewal Plan.

The purpose of the proposed BRA action is to facilitate the development of a Community Education Center to be located at 87 Tyler Street, Boston, which structure will comprise of a six-story, 33,288 square foot mixed-use building with a day care, office, educational and community. The BRA proposes to take action on this minor modification on May 16, 2006.

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  
Michael Kineavy, Office of the Mayor  
Amy Dwyer, Office of the Mayor

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
REGARDING MINOR MODIFICATION TO THE SOUTH COVE URBAN  
RENEWAL PLAN, PROJECT MASS. R-92, WITH RESPECT 87 TYLER  
STREET

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WHEREAS, the Urban Renewal Plan for the South Cove Urban Renewal Area, Project No. Mass. R-92, was adopted by the Boston Redevelopment Authority (the "Authority") on June 10, 1965 and approved by the City Council of the City of Boston on July 26, 1965 (said plan, as amended, being herein referred to as the "Plan"); and

WHEREAS, Section 1201 of Chapter XII of the Plan, entitled "Modification and Termination," provides that the Plan may be modified at any time by the Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, it is the opinion of the Authority that the modifications hereinafter provided with respect to 87 Tyler Street in the South Cove Urban Renewal Area, 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 1201; and

WHEREAS, the proposed amendments to the Plan are necessary to effectuate the redevelopment of 87 Tyler Street; 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 Authority as follows:

1. Pursuant to Section 1201 thereof, the Plan be and hereby is amended as follows:
  - (a) That Map 3 of the Plan, entitled "Property Map" is hereby modified by designating 87 Tyler Street as a "Property to be acquired", and creating a new Parcel P-2B as shown on the attached map.
  - (b) That Map 4 of the Plan, entitled "Proposed Land Use," is hereby modified by designating the Proposed Land Use of Parcel P-2B as

day care, office, educational and community to conform to Section 603 "Land Use and Building Requirements."

- (c) That Map 5 of the Plan, entitled "Disposition Plan" is hereby modified by creating a new Parcel P-2B as shown on the attached map.
- (d) That Chapter VI, "Land Use and Building Requirements", Section 603, Table A, "Land Use and Building Requirements", is hereby amended by (i) creating a new Parcel P-2B; and (ii) designating Parcel P-2B as "Property to be Acquired" inserting the following with respect to Parcel P-2B as hereinbefore created:

Site Designation	Permitted Uses	Bldg. Min.	Ht. Max	Max. FAR	Min. Parking Spaces	Ground Floor Setback
Parcel P-2B	Day Care, Office, Educational, Community	To be determined by the Authority	To be determined by the Authority	4.8	To be determined by the Authority	To be determined by the Authority

(e) That Map 6, "Existing and Proposed Zoning" is hereby amended to indicate that Parcel P-2B is located in the Chinatown Residential Subdistrict as established by Article 43.

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 Minor Modifications 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 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, RHM7207.1, Circular dated August 8, 1974.



17,155  
ST. JAMES R.C. CHURCH

6381  
1245  
5438  
7143  
PARKING  
7214  
AREA  
TUFTS UNIVERSITY  
MEDICAL & DENTAL SCHOOLS  
14,661

17,685  
1244  
1422  
1400  
1400  
1400  
1353  
1100  
1320  
1374  
1500  
1041  
1252  
1100  
1088  
1082  
1056  
1079  
105  
1370

1173  
NEW ENGLAND CENTER HOSPITAL

8258  
PARKING AREA  
800  
900  
8258  
1076  
1768  
5789

1186  
850  
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1025  
1035  
1350  
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1721  
1183  
1196  
1190  
1200  
1183

10,398  
BOSTON DISPENSARY  
1143  
1120  
1120  
1120  
1247  
2886

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1400  
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4250  
1508  
1508  
26,591  
1246

16,926  
QUINCY EL. SCHOOL  
1309

11,894  
TUFTS CLINIC  
REHABILITATION INSTITUTE  
9672

1249  
1587  
603  
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430  
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910  
1012  
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2100

POSNER HALL  
TUFTS MED. SCH. DORM.

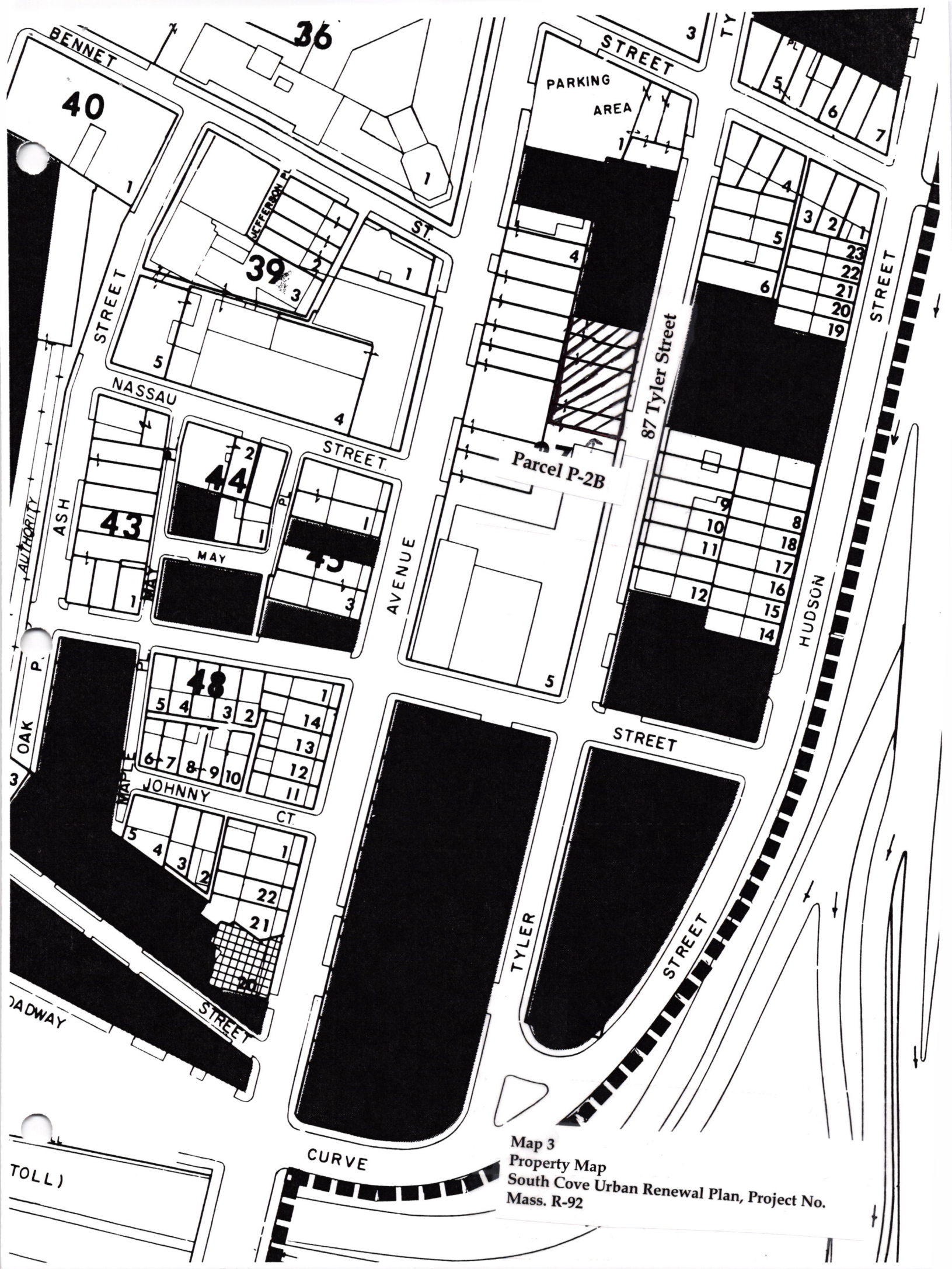
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2829  
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17,540  
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832  
832

1248  
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1238  
1420  
1624  
1500  
1500  
2190



Map 3  
 Property Map  
 South Cove Urban Renewal Plan, Project No.  
 Mass. R-92



Parcel P-2B

87 Tyler Street

HUDSON

TAI TUNG ST.

STREET

STREET

ROAD

ROAD

CURVE

Map 4  
Proposed Land Use  
South Cove Urban Renewal Plan, Project No.  
Mass. R-92



26,700

P-5  
9,000

HARRISON

PARKING  
AREA

R-1  
19,835

TYLER

STREET

PARKING  
AREA

P-2  
1,600

4P  
300

JEFFERSON PL

ST.

P-2a  
5,400

87 Tyler Street

P-1  
16,926

STREET

ASSAU

P-3a  
1,980

STREET

Parcel P-2B

R-2a  
1,370

P-3  
12,200

AVENUE

HUDSON

STREET

JOHNNY CT

R-3b  
8,107

R-2

TYLER

Map 5  
Disposition Plan  
South Cove Urban Renewal Plan, Project No.  
Mass. R-92

103,600

3

100