



**boston planning &
development agency**

January 9, 2017

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

Re: Proposed Minor Modification to the South End Urban Renewal Plan, Project No. Mass. R-56, with respect to Parcels 47, 54G, 54H, 56 and 56A

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 End Urban Renewal Plan, Project No. Mass. R-56, with respect to Parcels 47, 54G, 54H, 56 and 56A.

The purpose of the proposed BRA action is to facilitate the development of the Harrison Albany project on Parcels 47, 54G, 54H, 56 and 56A in the South End Urban Renewal Area bounded by Harrison Avenue, East Canton Street and East Dedham Street.

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 that reads "Brian P. Golden".

Brian P. Golden
Director

Enclosure

Boston Redevelopment Authority (D/B/A Boston Planning & Development Agency)
1 City Hall Square | Boston, MA 02201 | 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

**RE: MINOR MODIFICATION TO THE SOUTH END URBAN RENEWAL PLAN,
PROJECT NO. MASS. R-56, WITH RESPECT TO PARCELS 47, 54G, 54H, 56
AND 56A**

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56 (the "Plan"), was adopted by the Boston Redevelopment Authority (the "Authority") on September 23, 1965 and approved by the City Council of the City of Boston on December 6, 1965 (said plan, as previously modified, 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 modification hereinafter provided with respect to Parcels 47, 54G, 54H, 56 and 56A in the South End Urban Renewal Area 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 said Section 1201; and

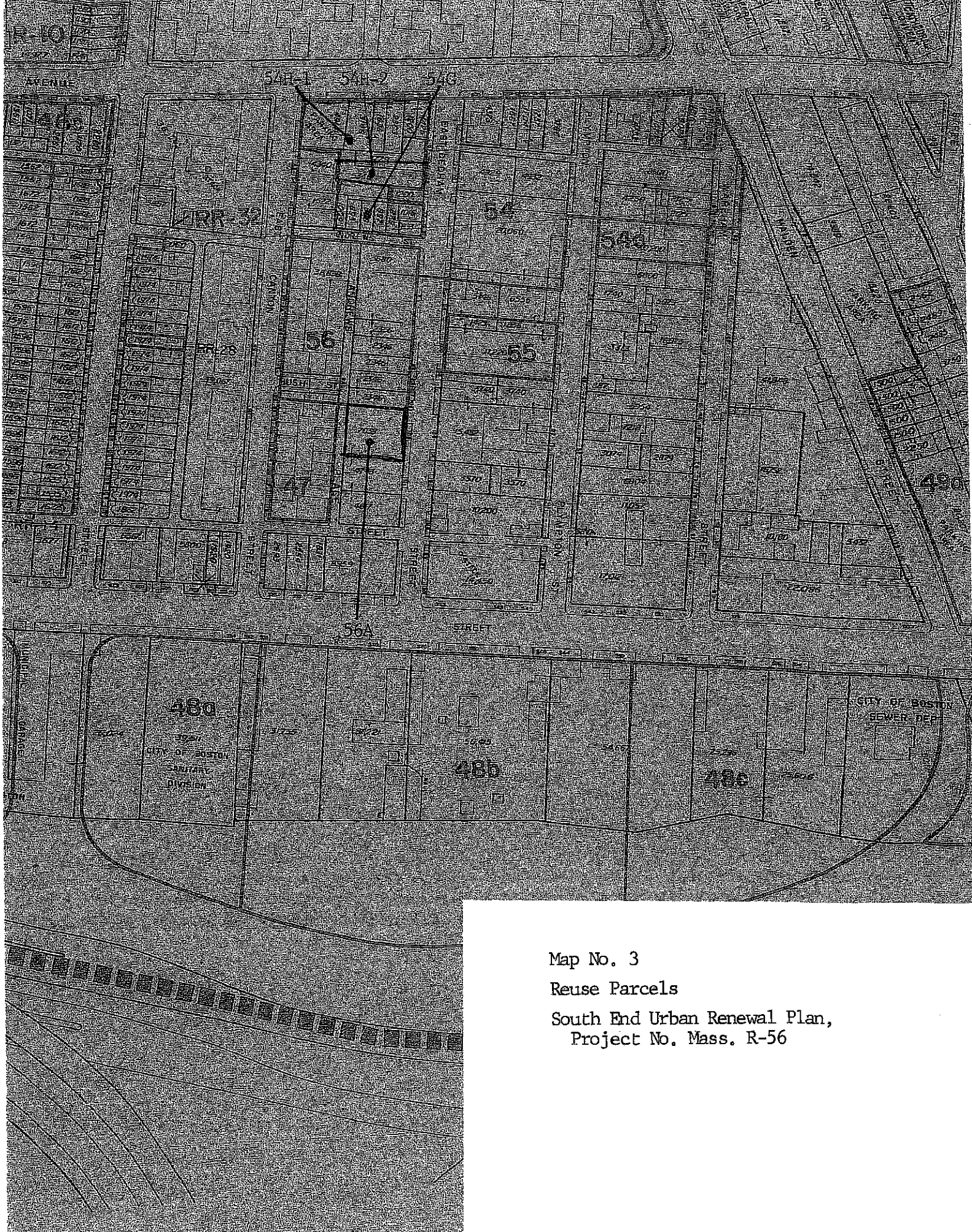
WHEREAS, the Authority is cognizant of the requirements of Massachusetts General Laws Chapter 30, Sections 61 through 62H, as amended, and its implementing regulations (collectively "MEPA") with respect to minimizing and preventing damage to the environment.

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

1. That pursuant to Section 1201 of Chapter XII of the Plan, that the Plan be, and hereby is, amended as follows:
 - (a) That Map No. 3 of the Plan, entitled "Reuse Parcels", is hereby modified by creating Parcels 47, 54G, 54H-1, 54H-2, 56 and 56A shown on the map attached hereto.
 - (a) That Map No. 2 of the Plan, entitled "Proposed Land Use," is hereby modified by setting the proposed land use of Parcels 47, 54G, 54H-2, 56 and 56A as residential, commercial, and parking and the proposed land use of Parcel 54H-1 as office, commercial and parking.
 - (b) That Chapter VI entitled "Land Use Building Requirements and Other Controls" Section 602, Table A, "Land Use and Building Requirements" is hereby modified by inserting the following with respect to Parcels 47, 54G, 54H-1, 54H-2, 56 and 56A:

Reuse Parcel Number	Permitted Land Use	Min. Set Back	Height In Ft. Min.	Height In Ft. Max	Max. Net Density	Min. Parking Ratio	Planning and Design Requirements
47	Residential, Commercial, and Parking	Z	NA	120	NA	Z	B,C,M
54H-1	Office, Commercial and Parking	Z	NA	70	NA	Z	B,C,M
54H-2	Residential, Commercial, and Parking	Z	NA	120	NA	Z	B,C,M
54G	Residential, Commercial, and Parking	Z	NA	120	NA	Z	B,C,M
56	Residential, Commercial, and Parking	Z	NA	120	NA	Z	B, C, M
56A	Residential, Commercial, and Parking	Z	NA	120	NA	Z	B, C, M

2. That this modification is found to be a minor modification, which does 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 the 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, RHM7207.1, Circular dated August 1974, if applicable.



Map No. 3

Reuse Parcels

South End Urban Renewal Plan,
Project No. Mass. R-56