

PROJECT NO. MASS. R-77

DOWNTOWN WATERFRONT-FANEUIL HALL

URBAN RENEWAL PLAN

April 15, 1964

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TABLE OF CONTENTS

CHAPTER I : DESCRIPTION OF PROJECT

- SECTION 101 : Project Boundary Map
- SECTION 102 : Project Boundary Description

CHAPTER II : GOALS AND OBJECTIVES

- SECTION 201 : Basic Goals
- SECTION 202 : Planning Objectives
- SECTION 203 : General Design Principles
- SECTION 204 : Sub-Area Design Objectives

CHAPTER III : PROPOSED URBAN RENEWAL ACTION

- SECTION 301 : Proposed Types of Renewal Action
- SECTION 302 : Clearance and Redevelopment Activities
- SECTION 303 : Rehabilitation Activities
- SECTION 304 : Public Improvements

CHAPTER IV : PROPERTY TO BE ACQUIRED

- SECTION 401 : Identification
- SECTION 402 : Properties Designated for Acquisition Which May Not Be Acquired
- SECTION 403 : Not To Be Acquired Property - Special Conditions
- SECTION 404 : Use of Property Acquired Under Special Conditions
- SECTION 405 : Interim Use of Acquired Property

CHAPTER V : PROPOSED LAND USE, BUILDING REQUIREMENTS, AND OTHER CONTROLS

- SECTION 501 : Proposed Land Use Plan
- SECTION 502 : General Requirements
- SECTION 503 : Specific Land Use and Building Requirements
- SECTION 504 : Demolition in Historic Area
- SECTION 505 : Railroad Operating Restrictions
- SECTION 506 : Interpretation
- SECTION 507 : Duration of Controls

CHAPTER VI : REDEVELOPER'S OBLIGATIONS

- SECTION 601 : Applicability
- SECTION 602 : Compliance with Plan
- SECTION 603 : Design Review
- SECTION 604 : General Obligations
- SECTION 605 : Disposition by Developer

CHAPTER VII : REHABILITATION

- SECTION 701 : Identification
- SECTION 702 : Applicability
- SECTION 703 : General Objectives
- SECTION 704 : Planning and Design Objectives
- SECTION 705 : Health Objectives
- SECTION 706 : Safety Objectives
- SECTION 707 : Rehabilitation Standards
- SECTION 708 : Additional Requirements
- SECTION 709 : Inspection and Notice
- SECTION 710 : Technical Assistance
- SECTION 711 : Property To Be Acquired for Rehabilitation

CHAPTER VIII : ZONE DISTRICT CHANGES

- SECTION 801 : Identification of Changes

CHAPTER IX : RELATIONSHIP OF PLAN TO DEFINITE LOCAL OBJECTIVES

- SECTION 901 : Conformity to General Plan
- SECTION 902 : Relationship to Definite Local Objectives

CHAPTER X : ANTI-DISCRIMINATION PROVISIONS

- SECTION 1001 : Affirmative Covenant
- SECTION 1002 : Compliance with Anti-Discrimination Laws

CHAPTER XI : MODIFICATION AND TERMINATION

- SECTION 1101 : Modification
- SECTION 1102 : Termination

EXHIBITS :

- MAP 1 : Property Map : Exhibit A
- MAP 2 : Proposed Land Use Plan : Exhibit B
- MAP 3 : Existing and Proposed : Exhibit C
Zoning Map

CHAPTER I: DESCRIPTION OF PROJECT

SECTION 101: Project Boundary Map

The boundaries of the Downtown Waterfront-Faneuil Hall Urban Renewal Project Area shall be as shown on Map 1, Property Map, submitted herewith as Exhibit A.

SECTION 102: Project Boundary Description

The Downtown Waterfront-Faneuil Hall Urban Renewal Project Area is bounded and described as follows:

Beginning at the intersection of the westerly U. S. Pierhead Line of the Fort Point Channel and the southwesterly sideline of Northern Avenue Bridge and running northwesterly by the southwesterly sideline of Northern Avenue Bridge and of Northern Avenue and of Northern Avenue extended to the northwesterly sideline of the Fitzgerald Expressway;

thence turning and running northeasterly, northerly and northwesterly by the northwesterly, westerly and southwesterly sidelines of the Fitzgerald Expressway to the southwesterly sideline of Well Street;

thence turning and running northwesterly by the southwesterly sideline of Well Street to the northwesterly sideline of Custom House Street;

thence turning and running northeasterly by the northwesterly sideline of Custom House Street to the southwesterly property line extended of 37 India Street, thence turning and running northwesterly by the southwesterly property line extended and the southwesterly property line of 37 India Street to the northwesterly property line of 37 India Street, thence turning and running northeasterly by the northwesterly property line of 37 India Street and the northwesterly property line extended to the southwesterly sideline of India Street;

thence turning and running northwesterly by the southwesterly sideline of India Street to the southeasterly sideline of State Street;

thence turning and running westerly by the southeasterly sideline of State Street to the easterly sideline of Change Avenue extended;

thence turning and running northerly along the extended easterly sideline and the easterly sideline of Change Avenue to the northerly property line of the property known as 60 State Street;

thence turning and running in an easterly direction by various courses and distances along the northerly property line of said 60 State Street and continuing easterly along the northerly property line of the property known as 80 State Street and the last said property line extended in an easterly direction to the easterly sideline of Merchants Row;

thence turning and running northerly along the extended easterly sideline of Merchants Row to the southerly property line of the property known as 1 South Market Street, which is also the northerly sideline of Chatham Street;

thence turning and running westerly along the southerly property line of said 1 South Market Street to the easterly sideline of Merchants Row;

thence turning and running northerly along the westerly property line of said 1 South Market Street, which is also the easterly sideline and extended easterly sideline of Merchants Row, to an intersection with the extended southerly property line of the property known as Faneuil Hall;

thence turning and running westerly by the southerly property line of Faneuil Hall extended and by the southerly property line of Faneuil Hall to the westerly property line of Faneuil Hall;

thence turning and running northerly by the westerly property line of Faneuil Hall and the westerly property line of Faneuil Hall extended to the northwesterly sideline of North Street;

thence turning and running in a southwesterly direction by the northwesterly sideline of North Street to the easterly sideline of Union Street;

thence turning and running northerly by the easterly sideline of Union Street to the southeasterly sideline of Hanover Street;

thence turning and running northeasterly along the southeasterly sideline of Hanover Street to the northeasterly sideline of Blackstone Street;

thence turning and running southeasterly by the northeasterly sideline of Blackstone Street to the northwesterly sideline of North Street;

thence turning and running in a northeasterly direction in a straight line to the end of the southeasterly side of the southeasterly wall of the Callahan Tunnel;

thence running northeasterly by the southeasterly side of the southeasterly wall of the Callahan Tunnel and running northeasterly by the southeasterly side of the southeasterly wall of the Callahan Tunnel extended above ground to the northeasterly sideline of Richmond Street;

thence turning and running southeasterly along the northeasterly sideline of Richmond Street to the northwesterly sideline of Fulton Street;

thence turning and running northeasterly by the northwesterly sideline of Fulton Street to the northeasterly sideline of Lewis Street;

thence turning and running southeasterly by the northeasterly sideline of Lewis Street to the northwesterly sideline of Commercial Street;

thence turning and running northeasterly, northerly and northwesterly along the northwesterly, westerly, and southwesterly sidelines of Commercial Street to the northwesterly sideline of Hanover Street;

thence turning and running northeasterly by the northwesterly sideline of Hanover Street to the southwesterly property line of the U. S. Coast Guard Base;

thence turning and running southeasterly by the southwesterly property line of the U. S. Coast Guard Base to the southeasterly property line of the U. S. Coast Guard Base;

thence turning and running northeasterly by the southeasterly property line of the U. S. Coast Guard Base and by such southeasterly property line extended to the U. S. Pierhead Line;

thence turning and running southeasterly and southerly by the U. S. Pierhead Line to the point where said Pierhead Line swings from a southerly to a southwesterly direction;

thence turning and running southwesterly in a straight line to the point of beginning.

CHAPTER II: OBJECTIVES

SECTION 201: Basic Goals

The basic goal of urban renewal action in the Downtown Waterfront-Faneuil Hall Area is to stimulate and to facilitate development efforts in the area, by eliminating those severe conditions of blight, deterioration, obsolescence, traffic congestion and incompatible land uses which hinder private investment in new development without the aid of governmental action, in order to (1) revitalize a key portion of downtown Boston; (2) upgrade the pattern of land uses close by the North End residential community; (3) establish a functional connection between the area and its surrounding districts: the North End, the Government Center and the Financial District; and (4) provide an environment suitable to the needs of contemporary real estate development.

SECTION 202: Planning Objectives

Planning objectives of the Project are as follows:

- (1) To eliminate a pattern of land uses and blighting conditions which
 - (a) creates severe traffic congestion in the area;
 - (b) exerts a depressing effect on adjacent areas;
 - (c) inhibits the development of real property to its fullest economic potential.
- (2) To eliminate obsolete and substandard building conditions which are a factor in spreading blight to adjacent areas.
- (3) To prevent the further erosion of property values.
- (4) To protect and strengthen the tax base of the city.
- (5) To encourage productive and intensive use of land.
- (6) To create opportunities for development of a downtown residential community offering a range of housing types and rentals.
- (7) To provide sites suitable for the construction of efficient, economical buildings.
- (8) To promote the preservation and enhancement of buildings in the Project Area which have architectural and historical significance.

- (9) To create an environment which is conducive to the investment of funds in the rehabilitation, conversion and general upgrading of property.
- (10) To create an area with a mixture of land uses compatible with living, working and recreational opportunities.
- (11) To create an area for the development of marine or marine-oriented activities designed to stimulate tourism and symbolize the importance of Boston's historic relationship to the sea.
- (12) To provide for the efficient flow of traffic within and through the area.
- (13) To improve streets and utilities and the landscaping of public areas.
- (14) To provide public ways, parks and plazas which encourage the pedestrian to enjoy the harbor and its activities.
- (15) To develop the area in such a way as to stimulate improvements in adjacent areas.

SECTION 203: General Design Principles

The circulation system, the parcelization, the land uses, and the building controls and restrictions reflect the planning-design principles of the Urban Renewal Plan.

The design principles are as follows:

1. To mitigate the effect of the elevated expressway and the surface roadway beneath as a physical and psychological barrier to effective connections and linkages between the downtown and the waterfront.
2. To establish an active urban character for the area by the intensive utilization of land and by the mixing of compatible land uses.
3. To provide maximum opportunity for pedestrian access to the water's edge.
4. To establish an orderly sequence and hierarchy of open spaces and views for both the pedestrian and the motorist.
5. To establish a relationship between buildings open spaces and public ways which provides maximum protection to the pedestrian during unfavorable weather conditions.
6. To achieve a proper integration of buildings and spaces by a careful relationship of scale and materials in new development to the scale and materials of the architecturally and historically significant buildings to be retained.
7. To establish a continuity of scale between the existing North End residential community and the new development to take place adjacent to the North End and along the water's edge, north of Commercial Wharf.
8. To maintain the finger-like outline of the wharves.
9. To create an unobstructed visual channel from the Old State House at Washington and State Streets down to Long Wharf and the harbor beyond.
10. To establish at the foot of State Street a vehicular free focal point of converging pedestrian ways and down-harbor views

SECTION 204: Sub-Area Design Objectives

The design objectives of the Downtown Waterfront-Faneuil Hall Urban Renewal Area can be described in terms of five major sections of the Project.

(1) Waterfront Central Area - Parcels A-2 to A-7 (See Map 2)

The single most important feature of the Urban Renewal Plan in this area is the relocation of Atlantic Avenue. The purpose of this relocation is to create a large area within which large scale, integrated development can occur without the interference of heavy, through vehicular traffic. Within this area, pedestrian traffic will receive paramount and careful consideration. As a result of this relocation, the central area - the heart of the waterfront - is brought closer to the downtown business district.

Within the framework of this large development area, made possible by the relocation of Atlantic Avenue, the Plan has been formulated and designed with the purpose of stimulating the following development characteristics:

- (a) A mixture of uses which will generate intense pedestrian circulation. It is desirable that the activities on the water of Boston Harbor be easily observed from the area, and that those activities in the lower stories of the buildings be visible from the outside.
- (b) A linkage between the area and other sections of downtown through the extension into the area of streets and walkways providing access from the financial district via Franklin, Milk and State Streets, from the North End via Richmond Street and from the Government Center via South Market Street, which is designed as the principal approach for pedestrians.
- (c) The construction of tall buildings in an arrangement which defines the area by a three-sided visual demarcation, open to the Harbor on the east. The southern element of the demarcation could be provided by residential towers on India Wharf, the western element by a string of office and other buildings along Atlantic Avenue, and the northern element by a continuous line of buildings, both new and existing-to-remain on Long Wharf. Buildings in this area should provide active frontages and maximum protection to pedestrians during unfavorable weather conditions through the use of arcades, overhangs or other architectural or landscape devices.

- (d) The construction, within the large scale area formed by the tall buildings, of lower buildings creating a series of smaller, sheltered and intimate interconnected spaces and walkways. The buildings and the spaces thus created will maximize opportunities for pedestrian exposure to the water inlets, to views of the harbor, of other buildings in the area and of the large background view of the city itself.
- (e) The treatment of the space at the foot of State Street, including the water inlet between Central and Long Wharves as the principal focal point of the central area and, therefore, of the Project. Incoming streets and pedestrian ways are designed to direct people into this space. A principal downharbor view can be experienced within this space by the siting of buildings on Central Wharf in a manner which will act as a counterfoil to the thrust of the finger-like forms of the existing wharves and at the same time make possible an important direct pedestrian connection between Central and Long Wharves.
- (f) The preservation or redevelopment of wharves which retain the historic tradition of fingers out into the harbor and create active and intimate water inlets. Long Wharf is to retain its historic position as the farthest projection of land into the harbor, and will become an observation platform.

(2) Waterfront North Area - Parcels B-1 to B-5 (See Map 2)

This area will include a diverse but compatible mixture of uses. Residential development on the wharves can be of a very unique character, intimately related to the water and to the old brick and granite buildings which should be retained and rehabilitated for residential use. In the rehabilitated buildings, general business and office occupants are desirable as adding activity to the area.

In terms of the scale and materials of the buildings, this area can be considered an extension of the North End. Therefore, the new structures should relate to the existing-to-remain buildings on the wharves and to the background of the North End. In general, rows of structures of moderate height running parallel to the long-massive granite structures are the preferred solution. The intention here is to preserve the old finger form of the waterfront for historical as well as urban design reasons. The North End streets also tie into this strong lineal form. Pedestrian bridges connecting the wharves are encouraged.

(3) Central Housing Area - Parcel C-2 (See Map 2)

This area is to contain a mixture of new and rehabilitated housing suitable for moderate-income families. The housing should be of simple design in keeping with the character of the adjacent North End. It should relate also to the new and rehabilitated housing on the waterside of Atlantic Avenue so that the entire area can take on the character of one neighborhood.

Building coverage should be moderately high. Building heights should be generally low so that the old granite structures in the area which are to remain will be the most prominent buildings, suggesting the historic continuity of the area. Small interconnected open space and pedestrian ways should be provided. Buildings should be arranged in such a way as to clearly define street spaces in the same manner as street space in the adjacent North End is defined.

Local retail is to be encouraged, particularly on the ground floor of the rehabilitated granite buildings and the new structures along Richmond Street.

(4) Central Artery Area - Parcels D-1, D-2 to D-6 and D-10 (See Map 2)

This area is not susceptible to treatment in terms of one design concept. Therefore, design goals are expressed for individual parcels or small groupings in the following manner:

- (a) Parcel D-1 It is intended that the building on this parcel be sufficiently massive and continuous to emphasize the continuity of the curve of Atlantic Avenue, yet not so high as to dwarf nor to seem to cutoff the residential areas to the rear from contact with the harbor.

Maximum ground floor coverage of the site is encouraged.

Maximum advantage should be taken of the location across from the public park and the water by providing highly visible publicly oriented uses on the ground floor along Atlantic Avenue.

- (b) Parcels D-2 to D-6 It is intended that buildings on these parcels be occupied by active commercial uses on the ground floor. The buildings should provide a serene visual backdrop along Atlantic Avenue. They should be high enough to mask the expressway in the rear, but not so high as to increase the sense of a wall between downtown and the water's edge.

Building heights should be uniform and facades should be simple and continuous in nature.

- (c) Parcel D-10. It is intended that this be a tall office building erected on a low podium containing ground level frontages which contribute life and activity to the area. Maximum coverage of the site is desired up to elevation 30 feet above grade in order to screen the elevated expressway from pedestrian view.

The scale, massing and material quality of the building should be related to the nearby structures along South Market Street and to the Custom House on State Street.

(5) Faneuil Hall-Blackstone Market Area - Parcels E-5 to E-10 (See Map 2)

This area is one of the most valuable historic assets to the City of Boston, to the State of Massachusetts, and to the Nation. Within this area are buildings that date from the early eighteenth century and here remains the last vestige of Boston's seventeenth century narrow street pattern. Also, the area represents a chronological history of buildings in Boston from the eighteenth to the twentieth century.

It is intended that the historic uniqueness of this area be retained through a thoughtful blend of new construction, rehabilitation and conservation. The complex of structures defined by Faneuil Hall, Quincy Market, and the North & South Market Street buildings is considered by leading architects and historians as one of the finest urban spaces in America.

The architectural and spatial relationship formed by this complex is intended to act as the historic pedestrian and visual connection, starting from Beacon Hill, through the new Government Center, into the space around Faneuil Hall, down South Market Street, culminating at the Harbor. It is intended that the space formed by Faneuil Hall, the new Boston City Hall, the rehabilitated buildings along Faneuil Hall Square, and the proposed new building in Parcel E-10 be so designed that the intimate pedestrian scale that once existed in this area again be recaptured.

Retention of those uses which are compatible with the objectives of the renewal plan, such as restaurants, retail food stores and the traditional week end push-cart market, is desirable. Introduction of new general business, institutional, office and residential uses which serve to up-grade the area and create an active pedestrian link, maximizing pedestrian protection under unfavorable weather conditions, between the Government Center and the Waterfront are to be encouraged.

Rehabilitation of buildings must be carefully done so that the exteriors do not hide their age nor their historic importance, while the interiors are updated to new and active uses. New buildings constructed must carefully relate in mass, building material and scale to the existing buildings in the area.

It is the intention of the Authority during the execution stage to undertake a special study of the Faneuil Hall-Blackstone Area. This study will involve specific recommendations for the new and rehabilitated buildings within this area.

CHAPTER III : PROPOSED URBAN RENEWAL ACTION

SECTION 301 : Proposed Types of Renewal Action

Proposed types of renewal action within the Project Area will consist of a combination of clearance and redevelopment activities, changes in land use, provision of public improvements and facilities, rights-of-way and utilities changes, zone district changes, and rehabilitation activities.

SECTION 302 : Clearance and Redevelopment Activities

Clearance and redevelopment activities will include (1) the acquisition of real property, (2) the management of acquired property, (3) the relocation of the occupants thereof, (4) the clearance of land and buildings, (5) the installation, construction, and re-construction of site improvements, and (6) the disposition of land and other property, for uses in accordance with the building requirements, land use and other provisions of the Urban Renewal Plan.

SECTION 303 : Rehabilitation Activities

Rehabilitation activities may include, but not by way of limitation, (1) the acquisition and disposition for rehabilitation of real property in accordance with the land use requirements and rehabilitation standards set forth in the Plan, (2) the undertaking of rehabilitation demonstrations, (3) the systematic enforcement of rehabilitation standards set forth in the Plan as they apply to properties which are not proposed to be acquired, (4) the provision of technical assistance to facilitate rehabilitation, and (5) the acquisition and disposition of real property which is not made to conform to the rehabilitation standards of the Plan.

SECTION 304 : Public Improvements

Public improvements will include, as necessary, the abandonment, provision, improvement, extension, reconstruction, construction, and installation of utilities such as water, sewer, police, and fire communication, traffic signal, and street lighting systems, streets, rights-of-way, open space, and other facilities in order to carry out the provisions of the Urban Renewal Plan.

The location of rights-of-way and open space shall be shown on Map 2 : Proposed Land Use Plan, submitted herewith as Exhibit B.

Streets and public utility changes shall be such as to conform generally to the rights-of-way shown on Map 2 : Proposed Land Use Plan.

CHAPTER IV : PROPERTY TO BE ACQUIRED.

SECTION 401 : Identification

Property to be acquired by the Boston Redevelopment Authority (herein, with its successors and assigns, also called the "Authority") shall be as shown on Map 1, Property Map.

SECTION 402 : Properties Designated For Acquisition Which May Not Be Acquired

Certain properties which are to be acquired by the Boston Redevelopment Authority, as shown on Map 1, shall not be acquired if the following conditions, as set forth below, are met:

- (1) There is presented by the property owner to the Authority, within a specified time period after approval of the Urban Renewal Plan by the City Council, a proposal acceptable to the Authority for development and/or rehabilitation of the property in accordance with the controls and requirements of this Plan;
- (2) Within a specified time period after such acceptance, an agreement satisfactory to the Authority binding the owner to undertake the development and/or rehabilitation is executed; and
- (3) The development and/or rehabilitation proceeds in accordance with such agreement and within the time periods specified therefor in the agreement.

The following table identifies the properties to which the above conditions are applicable, and sets forth the number of months for the submission of a proposal and the execution of an agreement (as set forth in (1) and (2) above).

TABLE OF PROPERTIES
WHICH MAY NOT BE ACQUIRED

<u>Property Designated for Acquisition</u>	<u>Block Number</u>	<u>Parcel Number</u>	<u>Re-use Parcel Number</u>	<u>Number of Months for Submission of Proposal</u>	<u>Number of Months for Execution of Agreement</u>
India Wharf	104B	5	A-2	3	3
Commercial Wharf (partial)	104 1/4	2	B-1	12	3
Lewis Wharf	104	1	B-2	12	3
52-58 Eastern Avenue	105	2	B-3	12	3
Union Wharf	105	5	B-4	12	3
221 Commercial Street	82	1	C-1	12	3
65-69 Atlantic Avenue	83	1	C-2	12	3
81-85 Atlantic Avenue	84	1	C-2	12	3
197-185 State Street	207A	1-3	D-9	12	3
4 Commercial Street	101	1	E-1	12	3
62 and 61 Chatham Street	101	3 & 4	E-2	12	3
17, 13 & 7 Merchants Row	100	5, 6 & 7	E-4	12	3
1-52 South Market Street	99	1-18	E-5	12	3
1-28 North Market Street	91	21-10	E-6	12	3
33-46 North Market Street	91	7-1	E-7	12	3
18, 24-46 North Street	48	3, 5-10	E-9	12	3
63 Atlantic Avenue	83	2	C-2	24	3

SECTION 403: Not to be Acquired Property - Special Conditions

In the event the property presently owned by the Metropolitan Transit Authority (Block 105, Parcel 6) and used as a power station is sold, leased, transferred or otherwise conveyed to other than a successor to the Metropolitan Transit Authority, the property will be acquired by the Boston Redevelopment Authority and the use shall be marine or marine accessory. Controls to be established for the property shall be consistent with the requirements and controls imposed upon similar property by the provisions of the Urban Renewal Plan.

Property not designated for acquisition as shown on Map 1, may be acquired by the Boston Redevelopment Authority if such property is not made to conform to the rehabilitation standards set forth in Chapter VII.

With respect to properties in the historic Faneuil Hall-Blackstone area, see Section 504.

SECTION 404: Use of Property Acquired under Special Conditions

The Boston Redevelopment Authority may clear where necessary and sell or lease for redevelopment, renewal or rehabilitation all or any portion of that property which it has acquired under the special conditions set forth in Section 403. Where such property is sold or leased for redevelopment, the Authority shall establish controls relating to land use and building requirements, and such controls shall be consistent with the requirements and controls imposed upon similar property by provisions of the Urban Renewal Plan.

SECTION 405: Interim Use of Acquired Property

The Boston Redevelopment Authority may devote property acquired under the provisions of this Plan to temporary use prior to the time such property is needed for redevelopment. Such uses may include, but are not limited to, project office facilities, rehabilitation demonstration projects, parking, relocation purposes, public transportation or recreational uses in accordance with such standards, controls, and regulations as the Authority may deem appropriate.

CHAPTER V: PROPOSED LAND USE, BUILDING REQUIREMENTS AND
OTHER CONTROLS

SECTION 501: Proposed Land Use Plan

The use of land in the Project Area shall be as shown on Map 2: Proposed Land Use Plan, which indicates proposed land uses and rights-of-way.

SECTION 502: General Requirements

- (1) Subdivision - The Boston Redevelopment Authority may subdivide parcels as appropriate, with the permitted uses made applicable to sub-parcels. In the event of sub-division, parking requirements will be divided as appropriate.
- (2) Definitions of Building Requirements and Restrictions
 - (a) Height - The height of a building shall be measured from the mean grade of the sidewalk to the top of the parapet of the building facade.
 - (b) Floor Area Ratio - Floor area ratio shall mean the ratio of gross floor area of a structure or group of structures to total disposition parcel area, and gross floor area shall be defined herein to exclude basements, unenclosed porches, or any floor space designed for accessory garage purposes.
 - (c) Arcade - An area of a building which is open to public access along its entire length.
- (3) Landscaping - All open areas must be suitably landscaped so as to provide a visually attractive environment.
- (4) Sign Control - Signs within the Project Area shall be restricted to the non-animated and non-flashing type, identifying only the establishment and nature of its products. All signs must be suitably integrated with the architectural design of the structure which they identify. No sign shall project beyond the face of the building more than 24 inches. The size, design, location and number of signs shall be approved by the Authority. No signs or advertising shall be placed on the exterior facade on or above the floor level of the third floor of any structure. No sign shall project above the roof of the structure on which it is mounted. Any exceptions to the above controls, or the placement or replacement of any sign during the 40-year duration of this Plan, must be approved by the Authority.

- (5) Exterior Lighting - Exterior lighting may be used to light doors, entrances, show windows, plazas, open spaces and water surfaces, Such lighting shall be located and shielded so as to prevent glare on adjacent properties. No flood lighting of buildings or streets will be permitted except by special approval of the Authority.
- (6) Off-Street Loading - Developers and owners of all buildings shall demonstrate to the satisfaction of the Authority that the off-street loading needs of the property will be met adequately, or that the lack of such facilities is due to existing conditions, but will not be detrimental to surrounding areas of the Project. The following are guidelines to the off-street loading bay requirements applicable to the uses permitted in the Project Area:

Gross Floor Area (in thousands of square feet)	General Business	General Office	Institu- tional	Marine	Transient Housing	Residen- tial
Under 15	0	0	0	0	0	0
15-50	1	1	1	1	1	0
50-100	1	1	1	2	1	0
100-150	2	2	2	3	2	0
150-300	3	3	3	4	3	0
300 & over	*	*	*	**	*	0

* 4 plus 1 for each additional 150,000 square feet or major fraction thereof

** 5 plus 1 for each additional 150,000 square feet or major fraction thereof

Loading bay requirements are not applicable to parking garages or public parks.

- (7) Open Parking or Loading Areas: Open parking or loading areas must be paved and landscaped and effectively screened to provide an attractive visual appearance. The number of parking spaces provided must be consented to in writing by the Authority.
- (8) Storage: The open air storage of materials, equipment or merchandise, other than automobiles unless expressly stated, shall not be permitted in any section of the Project Area.
- (9) Uses: The Project Area will be devoted generally to residential, office, general business and marine uses and landscaped open areas. Wholesale business uses on a parcel will be allowed by the Boston Redevelopment Authority only where such uses will not exert a detrimental effect on nearby property and where such uses will not interfere with the achievement of the goals and objectives of the Plan. Specific uses for each parcel are set forth in Section 503. In each case, and unless specifically otherwise provided, designation of a particular use includes all accessory and ancillary uses, customarily or reasonably incident to the use specified or the use on an adjoining parcel. Retail businesses and restaurants are permitted on all parcels unless specifically prohibited by the controls for the parcel. Landscaped open space is permitted as an accessory use on any parcel. Within the purview of this section, the Authority may permit on any parcel such uses as are consistent with the objectives of the Plan.
- (10) Other On-Site Improvements: The original construction and appearance of land, buildings and other improvements in all sites of the Project Area shall be maintained in good repair and in clean, sanitary, and attractive condition. Sufficient and suitable refuse and garbage storage and disposal facilities, including structural enclosures, where appropriate, shall be provided and properly maintained.
- (11) Utility Easement: Utility easements, as needed, may be granted by the Authority.
- (12) Subway Facilities: Provision shall be made for subway tunnels, stations, and access facilities in accordance with the Proposed Land Use Plan and disposition parcels shall be subject to easements and other rights as appropriate in accordance therewith. In addition, developers on each parcel may construct or arrange to have constructed such additional access facilities as they deem desirable.
- (13) Subway Easements: Easements for existing subway tunnels shall be maintained, and construction shall proceed so as not to damage or threaten damage to or cause leakage in or impair the structure or support of or interfere in any way with the use of Metropolitan Transit Authority facilities, and any existing above ground facilities must be restored or replaced in a manner acceptable to the Metropolitan Transit Authority.

- (14) Provisions for Handicapped People: All new buildings in the Project Area shall be so designed that persons in wheelchairs can enter and leave and travel about the building in a reasonable manner without undue obstruction. Appropriate entrances and exits for such persons shall be constructed on all major frontages.

SECTION 503: Specific Land Use and Building Requirements

Land use and building requirements for each disposition parcel are set forth in the following Table of Land Use and Building Requirements.

TABLE OF LAND USE AND BUILDING REQUIREMENTS

Land Use		Building Requirements					Vehicular Access	Arcades or ground-floor setbacks
Site Designation	Permitted Uses	Maximum Building Height (in feet)	Maximum Floor Area Ratio	Minimum Parking Spaces				
A-1	General Business	60	3	-		-	-	
A-2	Residential	300	8	3 for each 4 dwelling units		-	-	
A-3 ^{2/}	General Office General Business	125	8	600 ^{1/}		Not from Atlantic Avenue	10' in depth along India & Milk Streets and East frontages	
A-4	General Office General Business Transient Housing Institutional	125	6	- 3/		-	10' in depth along frontages facing on to the water slip between Central and Long Wharves	
A-5	General Office ^{4/}	50	5	- 1/		-	10' in depth along Eastern frontage	
A-6 ^{2/}	General Office	250	10	- 1/		Not from Atlantic Avenue	10' in depth along Northern & Southern, Eastern frontages	
A-7	General Office General Business Transient Housing Institutional	150	5	- 3/		-	10' in depth along Southern frontage	
A-8	Public Open Space	-	-	-		-	-	

^{1/}No open parking permitted.

^{2/}No building setback permitted along Atlantic Avenue frontage.

^{3/}If transient housing is developed, 3 enclosed parking spaces shall be provided for each 4 guest rooms. In addition, up to 15 open parking spaces may be provided upon a demonstration of need.

^{4/}In the event this parcel is not disposed of to the New England Telephone & Telegraph Company for an addition to its existing building, the use shall be public open space.

TABLE OF LAND USE AND BUILDING REQUIREMENTS (continued)

Land Use	Building Requirements					
Site Designation	Permitted Uses	Maximum Building Height (in feet)	Maximum Floor Area Ratio	Minimum Parking Spaces	Vehicular Access	Arcades or ground-floor setbacks
B-1 through B-3	Residential General Business	-5/	2	1 for each dwelling unit	-	-
B-4	Marine Marine Accessory ^{6/}	-5/	2	-	-	-
B-5 and C-1	Public Open Space	-	-	-	-	-
C-2	Residential ^{7/}	- 5/	2	1 for each dwelling unit	NA ^{10/}	-
D-1	General Business ^{7/}	60	4	200 ^{8/}	Not from Atlantic Avenue or Richmond St.	-
D-2 through D-4	General Business	50	3	60 per parcel ^{9/}	Not from Atlantic Avenue	10' in depth along northern & southern frontages
D-5	General Business	50	5	-	Not from Atlantic Avenue	-
D-6	General Office	60	4	- ^{8/}	Not from Atlantic Avenue	-

^{5/} Not to exceed the height which exists, for those buildings to be disposed of for rehabilitation, upon the date the Urban Renewal Plan is approved by the City Council except that the premises at 63 Atlantic Avenue, designated Parcel 2, Block 83, on the Property Map, may be increased 22 feet above such height.

^{6/} Residential shall be a permitted alternative or subsidiary use.

^{7/} Public facilities shall be a permitted alternative or subsidiary use.

^{8/} No open parking permitted.

^{9/} No open parking permitted except under the elevated expressway.

^{10/} Not from Atlantic Avenue as to 63 Atlantic Avenue.

TABLE OF LAND USE AND BUILDING REQUIREMENTS (continued)

Land Use	Building Requirements					
Site Designation	Permitted Uses	Maximum Building Height (in feet)	Maximum Floor Area Ratio	Minimum Parking Spaces	Vehicular Access	Arcades or ground-floor setbacks
D-7 and D-8	General Business	-	-	25 per parcel	-	-
D-9	General Business	<u>10</u> /	<u>10</u> /	<u>11</u> /	-	-
D-10	General Office	200	8'	<u>11</u> /	-	10' in depth along State & South Market Street frontages
E-1 and E-2	General Business	60	6	<u>11</u> /	-	-
E-3	Public Open Space	-	-	-	-	-
E-4	General Business	<u>10</u> /	<u>10</u> /	<u>11</u> /	-	-
E-5 through E-7	Residential General Business	<u>10</u> /	<u>10</u> /	<u>11</u> /	-	-
E-8	General Business	60	6	400	-	-
E-9	General Business	60	6	<u>11</u> /	-	-
E-10	Institutional	60	6	<u>11</u> /	-	-

10/ Not to exceed the height nor the floor area which exists, for those buildings to be disposed of for rehabilitation, upon the date the Urban Renewal Plan is approved by the City Council.

11/ No open parking permitted

SECTION 504: Historic Faneuil Hall-Blackstone Area

The following blocks constitute an area that has special historical and architectural significance: Blocks 48, 49, 50, 51, 52, 89, 90, 91, 92, and 99. See Section 204(5) of this Plan for a description of the special importance of this area.

Because of the historic significance of the Faneuil Hall-Blackstone Area, the Authority intends to exercise strict control over the use of land and buildings to make sure that no uses, development, or changes of any sort are made which are detrimental to the area's historic character.

Each building in this area must be so used, and maintained in such condition, that it conforms to the objectives of preserving the area as an active historic block. If any building is to be changed or demolished, the Authority shall be given 60 days' notice in writing of the owner's intent so to change or demolish. Following the receipt of such notice, the Authority may acquire the property for subsequent disposition to a developer willing to undertake rehabilitation activities.

Owners of each building in this block will be invited to submit proposals for the rehabilitation of such building.

Each such proposal shall be submitted to a special review panel set up by the Authority and consisting of eminent architects and historians who shall review such proposals on the basis of studies made and to be made on the preservation of this area and shall make recommendations with respect thereto to the Authority. In determining the appropriateness of such proposals, the Authority will take into consideration the objectives set forth in Section 204(5) of this Plan and the provisions of Chapter 7 of this Plan, together with such historic data as may be appropriate.

Properties in this block not rehabilitated in accordance with proposals approved by the Authority may be acquired by the Authority.

SECTION 505: Railroad Operating Restrictions

So long as the Union Freight Railroad Company (hereinafter referred to as the "Company"), its successors, or assigns, operates cars and trains on tracks of the Company within the Project Area, it shall be subject to such regulations as may be promulgated by the City of Boston and approved by the Department of Public Utilities of the Commonwealth of Massachusetts.

SECTION 506: Interpretation

In the event of any question regarding the meaning or construction of any or all of the standards, controls or other provisions of this Plan, the interpretation or construction thereof by the Boston Redevelopment Authority shall be final and binding.

SECTION 507: Duration of Controls

The provisions and requirements established in the Plan shall be maintained and in effect for a period of forty (40) years from the date of the original approval of the Urban Renewal Plan by the Boston City Council, except for Sections 1001 and 1002, which shall remain in effect for a period of one hundred (100) years from said date.

CHAPTER VI: REDEVELOPER'S OBLIGATIONS

SECTION 601: Applicability

The provisions of this chapter shall apply upon disposition by the Boston Redevelopment Authority to all property to be acquired by the Boston Redevelopment Authority within the Project Area and shall be implemented by appropriate covenants and provisions in disposition documents.

SECTION 602: Compliance with Plan

Redevelopment and rehabilitation in the Project Area shall be made subject to the regulations and controls set forth in the Urban Renewal Plan. The purpose of such regulations and controls is to assure that renewal of the Area will conform to the planning and design objectives of the Urban Renewal Plan. It is therefore the obligation of all developers not only to comply with these controls but also to familiarize themselves with the overall Urban Renewal Plan and to prepare development or rehabilitation proposals which are in harmony with the Plan.

SECTION 603: Design Review

All development and rehabilitation proposals and architectural plans will be subject to design review, comment and approval by the Boston Redevelopment Authority prior to land disposition and prior to the commencement of construction.

In order to assure compliance with the specific controls and design objectives set forth in this Plan and as more specifically set forth in disposition documents, the Boston Redevelopment Authority shall establish design review procedures and evaluate the quality and appropriateness of development and rehabilitation proposals with reference to the design objectives and requirements set forth in this Plan and in the disposition documents. The procedures will be instituted so as to provide for a continuing review in order to achieve the best in urban design for the city.

SECTION 604: General Obligations

The Boston Redevelopment Authority shall obligate developers and purchasers of land in the Project Area, and their successors and assigns, by covenants and conditions running with the land or other appropriate means, subject to further provisions made by the Boston Redevelopment Authority for reasonable action in the event of default or noncompliance by such developers and purchasers:

- (1) To devote, develop or otherwise use such land only for the purpose and in the manner stated in the Plan and/or in applicable disposition documents and approved architectural developments.

- (2) To comply with such terms and conditions relating to the use and maintenance of such land and improvements thereon as in the opinion of the Authority are necessary to carry out the purpose and objectives of the Plan, of Chapter 121 of the Massachusetts General Laws, as amended, and of Title I of the Housing Act of 1949, as amended.
- (3) To commence, execute, and complete construction and improvements in accordance with reasonable time schedules as determined and established by the Authority.
- (4) To give preference in the selection of tenants for commercial space built in the Project Area, to the maximum extent practicable, to business firms displaced from the Project Area because of clearance, redevelopment and rehabilitation activities who desire to occupy such space and who will be able to pay rents equal to the rents charged other business firms for similar or comparable space built as part of the same redevelopment.

SECTION 605: Disposition by Developer

The developer shall not dispose of all or part of his interest within the Project Area without the consent of the Boston Redevelopment Authority until the full completion by the developer of all improvements required by and in conformity with the terms and conditions of both the Urban Renewal Plan and the Development Proposal submitted to and approved by the Boston Redevelopment Authority on the basis of this Urban Renewal Plan; provided, however, that all or any part of such interest may be disposed of prior to full completion of such improvements upon written consent of the Boston Redevelopment Authority, which consent shall not be granted except under conditions that will prevent speculation, protect the interest of the Boston Redevelopment Authority and the City of Boston, and effect compliance with and achieve the objectives of Chapter 121 and, if applicable, Chapter 121A of the Massachusetts General Laws, as amended.

CHAPTER VII : REHABILITATION

SECTION 701 : Identification

Property not designated for acquisition as shown on Map 1, Property Map, shall be made to conform to the rehabilitation requirements of this Chapter.

SECTION 702 : Applicability

All properties and buildings within the Project Area which are not designated for acquisition by the Boston Redevelopment Authority as shown on Map 1, Property Map, are to be maintained at or brought to a level which meets the requirements of this Chapter.

Any property or building which is not maintained at or brought to conformity to said standards may be acquired by the Boston Redevelopment Authority as provided in Chapter IV.

SECTION 703 : General Objectives

The basic objectives of rehabilitation activity shall be to secure and maintain all structures and their environment in such a way as (1) to prevent the spread of blight and deterioration, (2) to restore deteriorating areas to sound condition, (3) to improve the quality of individual properties, and (4) to create decent, safe and sanitary structures providing the greatest degree of amenity, convenience, usefulness and livability for the occupants thereof.

SECTION 704 : Planning and Design Objectives

- (1) Land uses shall be complementary, and shall not adversely affect each other.
- (2) Nonconforming uses must not produce crowding, noise, odors, air pollution, glare, heat vibration, dirt, etc.
- (3) Adequate off-street parking and loading facilities shall be provided.
- (4) Uses shall provide for the control of noxious by-products of their operations.

- (5) The physical character of buildings shall be architecturally consistent with buildings in the immediate vicinity in order to eliminate deteriorating or blighting influences, and to achieve an aesthetically pleasing environment.
- (6) All open areas shall be attractively landscaped.
- (7) Buildings shall be structurally sound.
- (8) The height of buildings shall not be greater than that which exists on the date of the approval of the Urban Renewal Plan by the City Council, unless specific approval is given by the Boston Redevelopment Authority, which approval will be given only upon a finding that an increase in the building height will not have a detrimental effect on nearby properties.

SECTION 705: Health Objectives

Sanitary objectives must be attained in order to eliminate or prevent conditions which cause disease or which are otherwise detrimental to the public health, safety and the general welfare of the community. To achieve this:

- (1) All facilities necessary for adequate heat, lighting, plumbing, and general sanitation must be properly installed and maintained in good working condition.
- (2) Structural and environmental conditions necessary for the provision of adequate space for occupants, and for healthy living conditions or use must be maintained.

SECTION 706: Safety Objectives

Safety objectives must be achieved to prevent unsafe conditions causing injury to persons or damage to adjacent buildings. To achieve this:

- (1) Potential fire hazards must be eliminated.
- (2) Unsafe conditions in yards and open spaces must be eliminated.
- (3) The exterior and interior of buildings must provide maximum safety.

(4) Satisfactory means of egress must be provided.

SECTION 707: Rehabilitation Standards

All buildings within the Project Area which are not designated for acquisition by the Boston Redevelopment Authority as shown on Map 1, Property Map, shall be maintained at or made to conform to:

- (1) the standards of the "Regulations Establishing Minimum Standards of Fitness for Human Habitation in the City of Boston" made by the Boston Health Department on September 27, 1956, as amended;
- (2) the "Building Code of the City of Boston", as amended, and all other laws, ordinances, codes, and regulations governing the provision of dwelling facilities, maintenance and occupancy, and the repair, vacation, securance and/or demolition of unfit structures;
- (3) the City of Boston Zoning Regulations, as amended, and all laws, ordinances, codes, and regulations governing land use, lot size, building bulk, height and area, open space, building setback, off-street parking and loading, subject in all cases to provisions governing nonconforming building and site development as distinct from provisions governing nonconforming land use which are inapplicable and (4) all other state and local laws, ordinances, codes and regulations relating to the maintenance, repair, construction, reconstruction, use, operation, and condition of property and buildings provided, however, that deviations from such laws, ordinances, codes and regulations may be granted and approved as provided under Chapter 121A, Massachusetts General Laws (Ter. Ed.), as amended, and as provided under such laws, ordinances, codes and regulations. Failure to set forth herein any provision of any such law, ordinance, code or regulation shall not be deemed to make such provision inapplicable.

SECTION 708: Additional Requirements - General

(1) Exterior Facades and Roofs

- (a) Unfinished facades shall be refaced in a manner which will make them harmonious with the rest of the building.

- (b) All nonfunctioning or nonusable mechanical equipment (and housings for same), vents, flues and chimneys, shall be demolished and removed. The only new structure above present roof to be permitted will be housings for mechanical equipment and these must be of a design, detail, size, material and workmanship in harmony with the historical and/or contemporary motifs of the building.

(2) Signs and Advertising

- (a) No flashing or animated electrical signs may be used; and
- (b) In general, all other controls and restrictions of the Urban Renewal Plan pertaining to fixed signs and advertising apply to the buildings. Exceptions for special heraldic devises and symbols, hanging signs, or mechanical signs may be submitted to and approved by the Boston Redevelopment Authority if these can be shown to relate to the historical traditions of which the building is a symbol. Fixed signs, advertising, and heraldic devises shall be approved on the basis of the entire facade of structures, rather than for individual occupancies.

SECTION 709: Inspection and Notice

The Boston Redevelopment Authority will inspect each and every property not designated for acquisition as shown on Map 1, Property Map.

Whenever it has been found on inspection that a residential or non-residential property or structure does not meet the objectives, standards, and controls of this Chapter, the Boston Redevelopment Authority shall, within a reasonable period of time after the inspection, give notice of such non-conformance to the owner and to any person or persons other than the owner who may be responsible therefor.

Such notice shall be in writing, addressed to the owner and to any other person or persons required to be notified, at their last known address and shall be sent by certified or registered mail.

Such notice shall state why it is being issued, shall specify the respects in which the property fails to meet the objectives, standards and controls of the Plan and shall specify what work is required to bring the property into compliance. Such notice may also set a proposed schedule for beginning and completing each part of the work, provided that a reasonable time is allowed for the performance of any act required.

If, at the end of such period, satisfactory conformance to the standards and objectives of this Chapter has not been achieved, the Boston Redevelopment Authority may acquire the property, by eminent domain if necessary; provided, however, that the property may be acquired at any time with the consent of the owner.

SECTION 710 : Technical Assistance

Technical assistance for rehabilitation will be provided by the Boston Redevelopment Authority for the purpose of developing an awareness and understanding of rehabilitation objectives, standards, requirements, and methods; and for the purpose of providing guidance in planning, design, construction, financing, and execution of individual rehabilitation activities as necessary to carry out the provisions of the Urban Renewal Plan.

SECTION 711 : Property To Be Acquired For Rehabilitation

- (1) Property to be acquired by the Boston Redevelopment Authority and disposed of for rehabilitation shall be made subject to the requirements of this Chapter and of Chapter V.
- (2) The following table identifies properties to be acquired by the Boston Redevelopment Authority and disposed of for rehabilitation in accordance with the requirements of this Chapter and of Chapter V:

TABLE OF PROPERTIES TO BE ACQUIRED AND DISPOSED OF FOR
REHABILITATION

<u>Address</u>	<u>Block Number</u>	<u>Parcel Number</u>	<u>Reuse Parcel Number</u>
14-40 Lewis Wharf	104	1	B-2
52-58 Eastern Avenue	105	2	B-3
1-7 Union Wharf	105	5	B-4
81-85 Atlantic Avenue	84	1	C-2
65-69 Atlantic Avenue	83	1	C-2
126-144 Commercial Street	81	1	C-2
70-124 Commercial Street	80	1 and 11-19	C-2
71-117 Commercial Street	86	1-9	C-2
197-185 State Street	207A	1-3	D-9
4 Commercial Street	101	1	E-1
62 and 61 Chatham Street	101	3 and 4	E-2
17, 13 and 7 Merchants Row	100	5, 6 & 7	E-4
1-28 and 33-46 No. Market St.	91	21-10 7-1	E-5
1-52 South Market St.	99	1-18	E-7
18, 24-46 North Street	48	3, 5-10	E-9
207-215 Commercial Street & 63 Atlantic Avenue	83	2	C-2

CHAPTER VIII : ZONE DISTRICT CHANGES

SECTION 801 : Identification of Changes

Zone district changes shall be as shown on Map 3 : Existing and Proposed Zoning Map, submitted herewith as Exhibit C.

In the event that the zoning ordinance upon which the zone district changes are based is not in effect at the time the Urban Renewal Plan is approved by the City Council, comparable changes to the zoning districts then in effect shall be made.

CHAPTER IX : RELATIONSHIP OF PLAN TO DEFINITE LOCAL OBJECTIVES

SECTION 901: Conformity to General Plan

The Urban Renewal Plan is in conformity with the General Plan for the City of Boston, last established by the Boston City Planning Board. The proposed land uses, project improvements and supporting facilities to be provided are all in accordance with the General Plan proposals for downtown Boston. The Urban Renewal Plan will help to carry out the General Plan proposals for this area of the City. There is also conformity with the Program for Community Improvements since the General Plan and the General Plan for the Central Business District are key elements of that Program.

SECTION 902: Relationship to Definite Local Objectives

(1) Land Use

The Project plans will help achieve the local objectives of providing new and improved office space in downtown Boston and the creation of new residential units available to a wide range of income levels. The office and residential uses in the area will be supported by accessory uses, including retail and service establishments, parking and transient facilities. In addition to the stated objectives directed at the renewal of this important downtown area of the city, the present Urban Renewal Plan will help achieve the local objective of developing the area's potential as a tourist attraction through the improvement of pedestrian access and the linkage of the area to the surrounding sections of the Boston peninsula.

(2) Traffic Improvements

The Plan will enable selective improvement within the overall street system of the Project Area in keeping with traffic and parking requirements for the new improvements within the project and will provide sufficient off-street loading throughout the project. It will thus meet the local objective of reducing congestion, reducing accidents, and providing suitably located parking areas.

(3) Improvement of Public Utilities

The Urban Renewal Plan proposes the relocation, abandonment or replacement, as necessary, of all existing substandard or inadequate underground public utilities with new underground lines adequate in capacity and flow and in conformance with local standards.

(4) Recreation and Community Facilities

The Plan will provide a system of public open spaces within the project which will facilitate pedestrian access and heighten the appeal of the new buildings. This goal has long been an important part of the planning objectives for the area.

CHAPTER X : ANTI-DISCRIMINATION PROVISIONS

SECTION 1001 : Affirmative Covenant

Every agreement, lease, conveyance, or other instrument by which land in the project area is disposed of for uses which may include housing or facilities related to residential uses shall include an affirmative covenant binding on the contractor, lessee, grantee, or other party to such instrument and on the successors in interest to such contractor, lessee, grantee, or other party that there shall be no discrimination upon the basis of race, color, creed, or national origin in the sale, lease, or rental or in the use or occupancy of such land or any improvements erected or to be erected thereon; and the Boston Redevelopment Authority will take all steps necessary to enforce such covenant and will not itself so discriminate.

SECTION 1002 : Compliance with Anti-Discrimination Laws

All property and all transactions affecting or respecting the installation, construction, reconstruction, maintenance, rehabilitation, use, development, sale, conveyance, leasing, management or occupancy of real property in the Project Area shall be subject to the applicable provisions of Chapter 151B of the Massachusetts General Laws (Ter. Ed.) as amended, and to all other applicable Federal, State, and local laws prohibiting discrimination or segregation by reason of race, creed, color, or national origin.

CHAPTER XI : MODIFICATION AND TERMINATION

SECTION 1101 : Modification

The Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority provided that, if the general requirements, controls, or restrictions applicable to any part of the Project Area shall be modified after the lease or sale of such part, the modification is consented to by the Developer or Developers of such part or their successors and assigns. Where proposed modifications will substantially or materially alter or change the Plan, the modifications must be approved by the Boston City Council and the State Division of Urban and Industrial Renewal.

SECTION 1102 : Termination

This Urban Renewal Plan shall be in full force and effect for a period of forty (40) years from the date of approval of the Plan by the City Council of the City of Boston.