

July 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 West End Land Assembly and  
Redevelopment Plan, Project No. UR Mass. 2-3, with respect to Parcel 2-1E-1F

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 West End Land Assembly and Redevelopment Plan, Project No. UR Mass. 2-3, with respect to Parcel 2-1E-1F.

The purpose of the proposed BRA action is to facilitate the renovation of the existing 10-story medical office building and structured parking facility located at 50 Staniford 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,



Brian P. Golden  
Director

Enclosure

**RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: MINOR MODIFICATION OF THE WEST END LAND ASSEMBLY AND  
REDEVELOPMENT PLAN AFFECTING DELIVERY PARCEL 2-1E-1F**

WHEREAS, the West End Land Assembly and Redevelopment Plan was adopted by the Boston Redevelopment Authority (the "Authority") on May 2, 1957, and approved by the City Council of the City of Boston on July 22, 1957, as amended (the "West End Plan"), and requires the development of land in compliance with the regulations and controls of the West End Plan; and

WHEREAS, Paragraph G of the West End Plan, entitled "Changes in Redevelopment Plan", provides that the West End Plan may be modified at any time by the Authority where the proposed modifications are consented to by the purchaser of the property affected by the proposed modifications; and

WHEREAS, RAR2-50 Staniford, LLC proposes to renovate and expand by approximately 19,500 square feet the existing 10-story medical office building and structured parking facility located at 50 Staniford 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; and

WHEREAS, the proposed construction will necessitate minor modifications to the West End Plan; and

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

1. That Section B.3. (B)(2)(b) of the West End Plan entitled "Ground Coverage in Residential Parcels" be modified by deleting the first sentence thereof and inserting in place thereof the following: "The maximum ground coverage of all buildings, including garages, if any, on each residential parcel of land shall not exceed 25% of the parcel area."
2. That Section B.3. (B)(2)(c) of the West End Plan entitled "Floor Area Ratio - Residential Parcels" be modified by deleting the following language: "With respect to Area F of Parcel 2-1E-1F, the sum of the floor areas which is defined as the area included within exterior walls, excluding basements and underground garages, shall not exceed 455% of the area of the parcel" and

inserting in place thereof the following language "With respect to Area F of Parcel 2-1E-1F, the sum of the floor areas which is defined as the area included within exterior walls, excluding basements and underground garages, shall not exceed 460% of the area of the parcel."

3. That Section B.3. (B)(2)(e) of the West End Plan entitled "Landscaping" be modified to add the following sentence at the end of (i): "As to the 50 Staniford Street property, all areas not covered by plazas, structures, walks, driveways, parking lots and hard-surfaced play areas shall be covered with six inches of loam, fertilized and sown with permanent grass seed or covered by planting beds with shrubs and small trees."
4. That the proposed modifications are found to be minor and do not substantially or materially alter or change the West End Plan.
5. That all other provisions of the West End Plan not inconsistent herewith be and hereby are continuing in full force and effect.
6. That it is hereby found and determined pursuant to MEPA that the foregoing modification of the West End 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 and minimize damage to the environment.
7. That the Director be and hereby is authorized to proclaim by certificate these minor modifications to the West End Plan in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1, dated August 6, 1974, if applicable.



7/11 @ 4:12 PM  
*[Handwritten signature]*

July 11, 2017

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

Re: Proposed Minor Modification to the West End Land Assembly and  
Redevelopment Plan, Project No. UR Mass. 2-3, with respect to Parcel 2-1E-1F

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 West End Land Assembly and Redevelopment Plan, Project No. UR Mass. 2-3, with respect to Parcel 2-1E-1F.

The purpose of the proposed BRA action is to facilitate the renovation of the existing 10-story medical office building and structured parking facility located at 50 Staniford 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,

Brian P. Golden  
Director

Enclosure

**RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: MINOR MODIFICATION OF THE WEST END LAND ASSEMBLY AND  
REDEVELOPMENT PLAN AFFECTING DELIVERY PARCEL 2-1E-1F**

WHEREAS, the West End Land Assembly and Redevelopment Plan was adopted by the Boston Redevelopment Authority (the "Authority") on May 2, 1957, and approved by the City Council of the City of Boston on July 22, 1957, as amended (the "West End Plan"), and requires the development of land in compliance with the regulations and controls of the West End Plan; and

WHEREAS, Paragraph G of the West End Plan, entitled "Changes in Redevelopment Plan", provides that the West End Plan may be modified at any time by the Authority where the proposed modifications are consented to by the purchaser of the property affected by the proposed modifications; and

WHEREAS, RAR2-50 Staniford, LLC proposes to renovate and expand by approximately 19,500 square feet the existing 10-story medical office building and structured parking facility located at 50 Staniford 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; and

WHEREAS, the proposed construction will necessitate minor modifications to the West End Plan; and

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

1. That Section B.3. (B)(2)(b) of the West End Plan entitled "Ground Coverage in Residential Parcels" be modified by deleting the first sentence thereof and inserting in place thereof the following: "The maximum ground coverage of all buildings, including garages, if any, on each residential parcel of land shall not exceed 25% of the parcel area."
2. That Section B.3. (B)(2)(c) of the West End Plan entitled "Floor Area Ratio - Residential Parcels" be modified by deleting the following language: "With respect to Area F of Parcel 2-1E-1F, the sum of the floor areas which is defined as the area included within exterior walls, excluding basements and underground garages, shall not exceed 455% of the area of the parcel" and

inserting in place thereof the following language "With respect to Area F of Parcel 2-1E-1F, the sum of the floor areas which is defined as the area included within exterior walls, excluding basements and underground garages, shall not exceed 460% of the area of the parcel."

3. That Section B.3. (B)(2)(e) of the West End Plan entitled "Landscaping" be modified to add the following sentence at the end of (i): "As to the 50 Staniford Street property, all areas not covered by plazas, structures, walks, driveways, parking lots and hard-surfaced play areas shall be covered with six inches of loam, fertilized and sown with permanent grass seed or covered by planting beds with shrubs and small trees."
4. That the proposed modifications are found to be minor and do not substantially or materially alter or change the West End Plan.
5. That all other provisions of the West End Plan not inconsistent herewith be and hereby are continuing in full force and effect.
6. That it is hereby found and determined pursuant to MEPA that the foregoing modification of the West End 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 and minimize damage to the environment.
7. That the Director be and hereby is authorized to proclaim by certificate these minor modifications to the West End Plan in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1, dated August 6, 1974, if applicable.



**Lorraine Schettino**  
Office Manager

man  
r

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Tel 617-722-4300  
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5th Floor  
Boston City Hall  
Boston, MA 02201  
(617) 635-3040  
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Email: Lorraine.Schettino@boston.gov

BOSTON CITY COUNCIL

November 10, 2015

The Honorable Bill Linehan  
President  
Boston City Council  
One City Hall Square  
Boston, MA 02201

Re: Proposed Minor Modification to the West End Land Assembly Redevelopment Plan, Project No. Mass. 2-3, with respect to Area F of Delivery Parcel 2-1E-1F

Dear Councilor Linehan:

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 West End Land Assembly and Redevelopment Plan, Project No. Mass. 2-3, with respect to Area F of Delivery Parcel 2-1E-1F.

The purpose of the proposed BRA action is to facilitate the construction of the Garden Garage Project.

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,

Brian P. Golden  
Director

Enclosure

PS  
11/10/15  
3:14

**RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: MINOR MODIFICATION OF THE WEST END LAND ASSEMBLY AND  
REDEVELOPMENT PLAN AFFECTING DELIVERY PARCEL 2-1E-1F**

WHEREAS, the West End Land Assembly and Redevelopment Plan was adopted by the Boston Redevelopment Authority (the "Authority") on May 2, 1957, and approved by the City Council of the City of Boston on July 22, 1957, as amended (the "West End Plan"), and requires the development of land in compliance with the regulations and controls of the West End Plan; and

WHEREAS, Paragraph G of the West End Plan, entitled "Changes in Redevelopment Plan", provides that the West End Plan may be modified at any time by the Authority where the proposed modifications are consented to by the purchaser of the property affected by the proposed modifications; and

WHEREAS, Charles River Park "D" Company, the purchaser and owner of Area F of Delivery Parcel 2-1E-1F, has proposed to replace the existing above-grade parking garage with a residential building with below grade parking and open space;

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

WHEREAS, the proposed construction will necessitate minor modifications to the West End Plan; and

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

1. That Section B.3. (B)(2)(a) of the West End Plan entitled "Building setback and spacing between residential buildings" be modified by adding the following: "With respect to Area F of Parcel 2-1E-1F, the minimum setback of buildings thereon from the center line of the street shall be 25 feet."
2. That section B.3. (B)(2)(c) of the West End Plan entitled "Floor Area Ratio - Residential Parcels" be modified by adding the following: "With respect to Area F of Parcel 2-1E-1F, the sum of the floor areas which is defined as the area included within exterior walls, excluding basements and underground garages, shall not exceed 455% of the area of the parcel."



3. That the proposed modifications are found to be minor and do not substantially or materially alter or change the West End Plan.
4. That all other provisions of the West End Plan not inconsistent herewith be and hereby are continuing in full force and effect.
5. That it is hereby found and determined pursuant to MEPA that the foregoing modification of the West End 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 and minimize damage to the environment.
6. That the Director be and hereby is authorized to proclaim by certificate these minor modifications to the West End Plan in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1, dated August 6, 1974, if applicable.

November 10, 2015

The Honorable Bill Linehan  
President  
Boston City Council  
One City Hall Square  
Boston, MA 02201

Re: Proposed Minor Modification to the West End Land Assembly Redevelopment Plan, Project No. Mass. 2-3, with respect to Area F of Delivery Parcel 2-1E-1F

Dear Councilor Linehan:

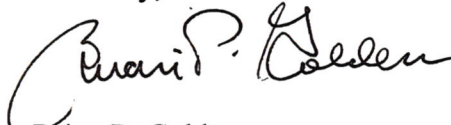
In accordance with the policies adopted by the Boston Redevelopment Authority ("BRA") Board on December 21, 2004, with respect to proposed urban renewal actions of the BRA, I am hereby notifying the Boston City Council that the BRA proposes to adopt a minor modification to the West End Land Assembly and Redevelopment Plan, Project No. Mass. 2-3, with respect to Area F of Delivery Parcel 2-1E-1F.

The purpose of the proposed BRA action is to facilitate the construction of the Garden Garage Project.

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,



Brian P. Golden  
Director

Enclosure

**RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: MINOR MODIFICATION OF THE WEST END LAND ASSEMBLY AND  
REDEVELOPMENT PLAN AFFECTING DELIVERY PARCEL 2-1E-1F**

WHEREAS, the West End Land Assembly and Redevelopment Plan was adopted by the Boston Redevelopment Authority (the "Authority") on May 2, 1957, and approved by the City Council of the City of Boston on July 22, 1957, as amended (the "West End Plan"), and requires the development of land in compliance with the regulations and controls of the West End Plan; and

WHEREAS, Paragraph G of the West End Plan, entitled "Changes in Redevelopment Plan", provides that the West End Plan may be modified at any time by the Authority where the proposed modifications are consented to by the purchaser of the property affected by the proposed modifications; and

WHEREAS, Charles River Park "D" Company, the purchaser and owner of Area F of Delivery Parcel 2-1E-1F, has proposed to replace the existing above-grade parking garage with a residential building with below grade parking and open space;

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

WHEREAS, the proposed construction will necessitate minor modifications to the West End Plan; and

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

1. That Section B.3. (B)(2)(a) of the West End Plan entitled "Building setback and spacing between residential buildings" be modified by adding the following: "With respect to Area F of Parcel 2-1E-1F, the minimum setback of buildings thereon from the center line of the street shall be 25 feet."
2. That section B.3. (B)(2)(c) of the West End Plan entitled "Floor Area Ratio - Residential Parcels" be modified by adding the following: "With respect to Area F of Parcel 2-1E-1F, the sum of the floor areas which is defined as the area included within exterior walls, excluding basements and underground garages, shall not exceed 455% of the area of the parcel."

3. That the proposed modifications are found to be minor and do not substantially or materially alter or change the West End Plan.
4. That all other provisions of the West End Plan not inconsistent herewith be and hereby are continuing in full force and effect.
5. That it is hereby found and determined pursuant to MEPA that the foregoing modification of the West End 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 and minimize damage to the environment.
6. That the Director be and hereby is authorized to proclaim by certificate these minor modifications to the West End Plan in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1, dated August 6, 1974, if applicable.

# 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

January 4, 2005

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

Re: Proposed Minor Modification of the West End 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 West End Urban Renewal Plan.

The purpose of the proposed BRA action is to facilitate the development of The West End Residences at Emerson Place, which project shall comprise an approximately 306-unit residential development. The BRA proposes to take action on this minor modification on February 3, 2005.

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

Thank you.

Sincerely,



Mark Maloney

cc (all with enclosures):

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

# Boston Redevelopment Authority

Boston's Planning & Economic  
Development Office

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

One City Hall Square  
Boston, MA 02201-1007  
Tel 617-722-4300  
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January 4, 2005

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

Re: Proposed Minor Modification of the West End Urban Renewal Plan

Dear Councilor Flaherty:

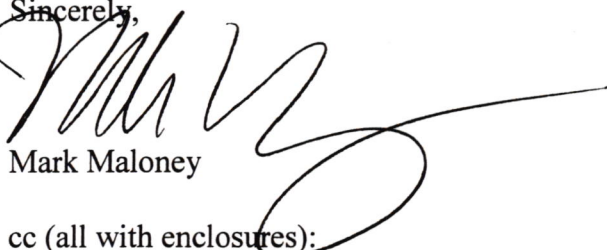
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The purpose of the proposed BRA action is to facilitate the development of The West End Residences at Emerson Place, which project shall comprise an approximately 306-unit residential development. The BRA proposes to take action on this minor modification on February 3, 2005.

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

Thank you.

Sincerely,



Mark Maloney

cc (all with enclosures):

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

**RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: MINOR MODIFICATIONS OF THE  
WEST END LAND ASSEMBLY AND REDEVELOPMENT PLAN  
PROJECT NO. UR MASS 2-3, WITH RESPECT TO PARCEL 1A**

WHEREAS, the West End Land Assembly and Redevelopment Project No. UR Mass. 2-3 was adopted by the Boston Redevelopment Authority on May 2, 1957 ("West End Land Assembly and Redevelopment Plan"), and requires the development of land in compliance with the regulations and controls of the West End Land Assembly and Redevelopment Plan; and

WHEREAS, Paragraph G of the Plan, entitled "Changes in the Redevelopment Plan" provides that the West End Land Assembly and Redevelopment Plan may be modified by the Boston Redevelopment Authority, 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:

That the West End Land Assembly and Redevelopment Plan, as amended, be further amended as follows:

1. That section B3 (B) (2) (a) be modified by adding the following: "With respect to Parcel 1A, the buildings shall be arranged such that no building on the parcel shall be closer than thirty-one (31) feet to the nearest adjacent building on the parcel."
2. That section B3 (B) (2) (b) be modified by adding the following: "With respect to Parcel 1A, the maximum ground coverage of all buildings, including garages, if any, shall not exceed 31% of the parcel area."
3. That section B3 (B) (2) (c) be modified by adding the following: "With respect to Parcel 1A, the sum of the floor area or areas which is defined as the area included within exterior walls, excluding basements and underground garages, shall not exceed 380% of the area of the parcel. "
4. That section B3 (B) (2) (f) (i) be modified by adding the following: "With respect to Parcel 1A, off-street parking and garage areas shall be provided in the ratio of .88 parking spaces per dwelling units."
5. That the proposed modifications are found to be minor and does not substantially or materially alter or change the Plan.

6. That the all other provisions of the West End Land Assembly and Redevelopment Plan not inconsistent herewith be and hereby are continuing in full force and effect.

7. 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 and minimize damage to the environment.

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



