

Doc # 7853 17

BOARD APPROVED

MEMORANDUM

DECEMBER 12, 2019

TO: BOSTON REDEVELOPMENT AUTHORITY
D/B/A BOSTON PLANNING & DEVELOPMENT AGENCY*
AND BRIAN P. GOLDEN, DIRECTOR

FROM: JONATHAN GREELEY, DIRECTOR OF DEVELOPMENT REVIEW
MICHAEL CHRISTOPHER, DEPUTY DIRECTOR FOR DEVELOPMENT
REVIEW/GOVERNMENT AFFAIRS
MICHAEL CANNIZZO, DEPUTY DIRECTOR FOR URBAN DESIGN
ALEXA PINARD, URBAN DESIGNER
EBONY DAROSA, PROJECT MANAGER
CHRIS BREEN, URBAN RENEWAL PROJECT MANAGER
MICHAEL SINATRA, PROJECT MANAGER

SUBJECT: 566 COLUMBUS AVENUE- SOUTH END

SUMMARY: This Memorandum requests that the Boston Redevelopment Authority ("BRA") d/b/a Boston Planning & Development Agency ("BPDA") authorize the Director to: (1) issue a Scoping Determination waiving the requirement of further review pursuant to Article 80, Large Project Review of the Boston Zoning Code (the "Code") for the 566 Columbus Avenue project (the "Proposed Project"); (2) issue a Certification of Compliance under Section 80B-6 upon successful completion of the Article 80 review process; (3) enter into an Affordable Housing Agreement ("AHA") execute and deliver a Cooperation Agreement, and any and all other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project; (4) approve a Minor Modification for Parcel 17 of the South End Urban Renewal Plan, Project No. Mass R-56, and adopt the Resolution entitled "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY REGARDING MINOR MODIFICATION TO THE SOUTH END URBAN RENEWAL PLAN, MASS. R-56 WITH RESPECT TO PARCEL 17" for the Proposed Project consisting of the construction of a new mixed use building for sixty-six (66) residential homeownership units and ground floor commercial space; (5) authorize the Director to enter into an Amended and Restated Land Disposition Agreement or new Land

* Effective October 20, 2016, the BRA commenced doing business as BPDA.

Disposition Agreement for Parcel 17 located at 566 Columbus Avenue, subject to the terms and conditions deemed necessary and appropriate by the Director and in the best interests of the BPDA.

1. PROJECT SITE

The Project Site is an approximately 23,000 square foot lot that is bounded by Massachusetts Avenue to the west, Columbus Avenue to the north, West Springfield Street to the east, and four-story brick row houses at 220 West Springfield Street and 460 Massachusetts Avenue to the south. The Project Site includes an existing, three story building known as the Harriet Tubman House, which was built for the United South End Settlements ("USES") in 1975 and which currently occupies the building. The front exterior of the existing building contains a mural painted by local artist Jameel Parker, which the Proponent, 566 Columbus LLC (further described below) will assist with reproduction or relocation.

The Project Site is located within the South End Landmarks District, as well as within the South End Urban Renewal Plan area. The area surrounding the Project Site contains a mix of three to six-story residential buildings with ground floor commercial space along Columbus Avenue and Massachusetts Avenue. The Project Site provides access to several public transit options including an MBTA bus stop adjacent to the site at the corner of Columbus and Massachusetts avenues. The Project Site is also an approximately three-minute walk from the MBTA Orange Line Massachusetts Avenue station and an approximately five-minute walk from the MBTA Green Line "E" Branch at Symphony Station.

DEVELOPMENT TEAM

The development team includes:

Address/Location: 566 Columbus Avenue

Proponent: 566 Columbus LLC, an affiliate of New Boston Ventures,
LLC
540 Tremont Street, Suite 8

Boston, MA 02116
(617) 542-5300
David Goldman-Principal
Dennis Kanin

Development
Consultant:

Boston Innovations Land LLC
2164 Washington Street
Roxbury, MA 02119
Richard Taylor

Architect:

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One Marina Park Drive, Suite 1410
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Jonathan Garland

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Joel Bargmann
Kevin Triplett

Community
Outreach:

Exclusive Real Estate
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Harry Collings
Jay Walsh

Article 80
Coordination &
Management:

Bevco
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Boston, MA 02126
(617) 438-2767
Beverley Johnson

Community

Liaison: Jovita Fontanez
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Boston, MA 02116
(617) 267-1193

Communications

Consultant: Joyce Ferriabough Bolling
564 Harold Street
Roxbury, MA 02119

Landscape

Architect: Carol R. Johnson Associates, Inc.
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Boston, MA 02110
(617) 896-2500
John N. Amodeo

Legal

Counsel: McDermott, Quilty & Miller LLP
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(617) 946-4600
Joseph Hanley, Esq.
Nicholas Zozula, Esq.

Permitting

Consultants: Epsilon Associates, Inc.
3 Clock Tower Place, Suite 250
Maynard, MA 01754
(978) 897-7100
Cindy Schlessinger
Talya Moked

Transportation
and Parking

Consultant: Howard Stein Hudson
11 Beacon Street, Suite 1010
Boston, MA 02108
(617) 482-7080
Thomas Tinlin

Ian McKinnon

Civil Engineer: Nitsch Engineering
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Boston, MA 02108
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Deborah Danik

MEP/FP
Engineer: Wozny/Barbar & Associates, Inc.
1076 Washington Street
Hanover, MA 02339
(781) 826-4144
Zbigniew Wozny

Geotechnical
Consultant: McPhail Associates, LLC
2269 Massachusetts Avenue
Cambridge, MA 02140
(617) 868-1420
Scott Smith

DESCRIPTION AND PROGRAM OF PROPOSED PROJECT

The Project Site will be redeveloped with an approximately 89,700 square foot mixed use commercial and residential building. The new six-story building will be U-shaped, and will feature a community-oriented ground floor with approximately 5,000 SF of commercial space, an art exhibit gallery open to the public, and new, improved and modern community space. The first two floors of the building will contain 11 income restricted artist live/work spaces, providing convenient public access. The upper floors will include approximately 55 residential units with a mix of one, two, and three-bedroom homeownership units, for a total of 66 residential units in the building. Outdoor open space for the residents will be provided, with a shared courtyard at the ground level in the center of the "U", and elevated roof terraces and private balconies for each unit above the ground floor, (collectively the above consists of the "Proposed Project"). The Proposed Project will include approximately 42 below-grade parking spaces.

An exhibit gallery will help to highlight the rich cultural heritage of the neighborhood. A "pocket garden" will line the edge of the Project Site along West Springfield Street, and will add a year-round visual amenity to the residential

streetscape. The parking garage will be accessed via the existing curb cut off Massachusetts Avenue but will be scaled down substantially from its current configuration to provide additional public realm space along Massachusetts Avenue.

Streetscape features including street trees, light poles, trash/recycling receptacles, public bike racks and benches will be incorporated and/or enhanced as part of the Proposed Project's associated public realm improvements.

ARTICLE 80 REVIEW PROCESS

On May 30, 2019, the Proponent filed a Letter of Intent ("LOI") in accordance with the BPDA's policy regarding Provision of Mitigation by Development Projects in Boston. On May 30, 2019, letters soliciting nominations for the Impact Advisory Group ("IAG") were delivered to local and state elected officials. On July 31, 2019, the IAG was finalized with eleven (11) members.

The Proponent filed an Expanded Project Notification Form ("EPNF") for the Proposed Project on July 30, 2019, which initiated a thirty-day (30) public comment period, which was extended due community and IAG request, with a closing date of September 27, 2019. Notice of the receipt of the EPNF by the BPDA was published in the Boston Herald on July 30, 2019. The notice and EPNF were sent to the City's public agencies/departments and elected officials. Additionally, copies of the EPNF were sent to all IAG members.

Pursuant to Section 80B-5.3 of the Code, a Scoping Session was held on August 13, 2019 with the City's public agencies and elected officials to review and discuss the Proposed Project.

The BPDA subsequently sponsored and held two (2) IAG meetings on August 19, 2019 and December 9, 2019 and one (1) general public meeting on September 11, 2019 to solicit feedback and review the Proposed Project. The public meeting was advertised in the *Bay State Banner*, *The Boston Guardian*, *The Boston Sun* and *The South End News*.

In addition to the above mentioned meetings, the Proponent also conducted community outreach and attended a series of meetings before and during the Article 80 review process with their abutters, local elected officials, and several

neighborhood groups in the South End and Roxbury to discuss the Proposed Project and solicit feedback.

ZONING

The Proposed Project site is located within the South End Landmarks District. The Project will include up to approximately 89,700 square feet of gross floor area on a combined site that consists of approximately 23,278 square feet of land, for a resulting projected Floor Area Ratio (FAR) not to exceed 4.0 in the CC Sub-district and 2.0 in the MFR Sub-district. Current zoning establishes a maximum Floor Area Ratio (FAR) of 4.0 in the CC Sub-district and 2.0 in the MFR Sub-district.

The applicable dimensional regulations under the Zoning Code, Article 64, Table D (MFR) and Table E (CC) require no Minimum Lot Size, no Minimum Lot Area Per Dwelling Unit, no Minimum Lot Width, no Minimum Lot Frontage, no Minimum Front Yard, and no Minimum Side Yard; however, the Zoning Code does require a Maximum Building Height of 70 feet, a minimum Rear Yard Setback of 20 feet, and a Minimum Usable Open Space of 200 square feet per dwelling unit. As previously described, the Proposed Project has been proactively designed to comply with the dimensional regulation requirements under the Zoning Code.

For a project that is subject to Large Project Review, required off-street parking spaces and off-street loading facilities are expected to be determined as a part of the Large Project Review process in accordance with the provisions of Article 80 of the Boston Zoning Code. Design elements of the Proposed Project will also be reviewed pursuant to Large Project Review.

MITIGATION & COMMUNITY BENEFITS

- ***Commitment to Honoring the Mural***

The Proponent will provide for the relocation or reproduction of the iconic mural that wraps around the front exterior the building today and is collaborating on the undertaking with Carolyn Parker, the widow of artist Jameel Parker who created the mural, and with internationally recognized Boston artist Paul Goodnight as well as with David Lee and USES.

- ***Activated Ground Floor***

The Proponent envisions a ground floor that will have an artist live/work gallery and an exhibit space open to the public that highlights the rich cultural heritage of the neighborhood.

- ***Streetscape Improvements***

Streetscape features including street trees, light poles, trash/recycling receptacles, public bike racks and benches will be incorporated and/or enhanced as part of the Project's associated public realm improvements.

- ***Existing Tenant Relocation***

There are six non-profit tenant organizations currently located in the existing building (there are no residential tenants). The Proponent has offered to help each of the non-profit tenants find affordable alternative space so that the services they contribute to the surrounding community will continue. The Proponent is providing the tenants with relocation assistance, rental subsidies and buildout reimbursement and has found acceptable space for five of the six non-profits, four of which have signed new leases. The Proponent will find acceptable space for the remaining tenant.

- ***Affordable Housing and Artist live/Work Housing***

Approximately 17 percent of the Project's residential units will be set aside as income restricted homeownership units, exceeding the City's 13 percent Inclusionary Development Policy requirements. In response to neighborhood input, the income restricted units will be set aside for live-work space for artists, many of whom are being displaced from other area locations.

- ***Affordable Commercial Space***

Over 50% of the commercial space on the ground floor of the Project will be dedicated to nonprofit use at affordable rents – or in one case, no rent at all. The Proponent will work with the City, elected officials and community stakeholders to determine how the space will be allocated.

- ***Contributions to Neighborhood Non-Profit Organizations***

The Proponent is committed to providing a community benefits package of \$250,000 that will include significant contributions to neighborhood organizations in the South End and Lower Roxbury that promote affordable rental housing or that serve the community in other important ways. The Proponent will work with the BPDA on how the funds will be distributed.

- ***Job Creation***

The Project will create approximately 180 construction jobs and 28 permanent jobs.

- ***Minority Investment***

A significant percentage of investors in the Project will come from communities and individuals of color; over \$1 million has already been raised from investors from communities and individuals of color.

INCLUSIONARY DEVELOPMENT POLICY

The Proposed Project is subject to the Inclusionary Development Policy, dated December 10, 2015 (“IDP”), and is located within Zone A, as defined by the IDP. The IDP requires that 13 percent of the total number of units within the development be designated as IDP units. The Proponent has agreed to surpass this requirement and provide 17 percent of the units as income restricted IDP Units. As the Proposed Project will provide 66 new homeownership units, eleven (11) units within the Proposed Project will be created as IDP homeownership units (the “IDP Units”), of which at least half, that is six (6), will be made affordable to households earning not more than 80% of the Area Median Income (“AMI”), as published by the BPDA and based upon data from the United States Department of Housing and Urban Development (“HUD”), and the remainder (5) will be made affordable to households earning greater than 80% of AMI but not more than 100% of AMI.

The proposed locations, sizes, income restrictions, and sales prices for the IDP Units are as follows:

				Maximum AMI	Sales Price	Artist or 2A Designated
Unit	Floor	Bedrooms	SF			

102	first floor	2BR	1084	80% of AMI	\$221,900	Artist Live/Work
201	second floor	2BR	1151	80% of AMI	\$221,900	Artist Live/Work
202	second floor	2BR	997	100% of AMI	\$288,700	Artist Live/Work
203	second floor	1BR	745	80% of AMI	\$186,400	Artist Live/Work
204	second floor	2BR	1244	100% of AMI	\$288,700	Artist Live/Work
205	second floor	2BR	1373	100% of AMI	\$288,700	Artist Live/Work
206	second floor	2BR	1075	80% of AMI	\$221,900	Artist Live/Work
207	second floor	1BR	795	80% of AMI	\$186,400	Artist Live/Work
208	second floor	1BR	795	100% of AMI	\$248,600	Artist Live/Work
209	second floor	2BR	1132	80% of AMI	\$221,900	Artist Live/Work
210	second floor	2BR	1166	100% of AMI	\$288,700	Artist Live/Work

The location of the IDP Units will be finalized in conjunction with BPDA staff and outlined in the Affordable Housing Agreement (“AHA”), and sales prices and income limits will be adjusted according to BPDA published maximum sales prices and income limits, as based on HUD AMIs, available at the time of the initial sale of the IDP Units. IDP Units must be comparable in design and quality to the market rate units in the Proposed Project. As Artist Live/Work units, the units may be concentrated in one area of the Proposed Project in order to help create a more cohesive artist community. The AHA must be executed along with, or prior to, the issuance of the Certification of Compliance for the Proposed Project.

The Proponent must register the Proposed Project with the Boston Fair Housing Commission (“BFHC”) upon issuance of the building permit. The IDP Units will not be marketed prior to the submission and approval of an Affirmative Marketing Plan by the BFHC and the BPDA. Preference will be given to applicants who meet the following criteria, weighted in the order below:

- (1) Neighborhood Diversity Preservation Preference;
- (2) Boston resident;

- (3) Household size (a minimum of one (1) person per bedroom); and
- (4) First time homebuyer.

Where a unit is built out as an Artist IDP Unit, this unit must meet any artist housing guidelines, as established by the Mayor's Office of Arts and Culture, and at least one household member must be a City of Boston Certified Artist. Where a unit is built out for a specific disability (e.g., mobility or sensory), a preference will also be available to households with a person whose need matches the build out of the unit. The City of Boston Disabilities Commission may assist the BPDA in determining eligibility for such a preference.

The BPDA, on pilot basis, has implemented a Neighborhood Diversity Preservation Preference ("NDPP"), which provides a preference to eligible applicants living within 0.75 mile around the Project Site. The Proposed Project is eligible for this NDPP, and may be applied to up to half of the IDP units in a building. Units eligible for the NDPP must have households sizes of a minimum of one (1) person per bedroom.

The IDP Units will not be marketed prior to the submission and approval of the Plan. A deed restriction will be placed on each of the IDP Units to maintain affordability for a total period of fifty (50) years (this includes thirty (30) years with a BPDA option to extend for an additional period of twenty (20) years). The household income of the buyer and sales price of any subsequent sale of the IDP Units during this fifty (50) year period must fall within the applicable income and sales price limits for each IDP Unit. IDP Units may not be rented out by the developer prior to sale to an income eligible buyer, and the BPDA or its assigns or successors will monitor the ongoing affordability of the IDP Units.

The eleven (11) designated IDP Units satisfies fully the IDP requirements pursuant to the December 10, 2015 IDP.

SCOPING DETERMINATION WAIVING FURTHER REVIEW

Approvals have been requested of the BPDA for the issuance of a Scoping Determination waiving the requirement of further review pursuant to Article 80, Section 80B-5.3(d) of the Code, and for the issuance of a Certification of Compliance under Section 80B-6 upon successful completion of the Article 80 review process. In accordance with Section 80B-5.3(d) of the Code, the BRA may issue a Scoping Determination Waiving Further Review if the EPNF, together with any additional material and comments received by the BPDA prior to the issuance of the Scoping

Determination, are found to adequately describe the impacts of the Proposed Project and offer appropriate mitigation of such impacts. At this time, BPDA staff believes that the EPNF, and additional mitigation for the Proposed Project meets the criteria for the issuance of a Scoping Determination Waiving Further Review.

REQUEST FOR CHANGE OF USE AND MINOR MODIFICATION UNDER THE SOUTH END URBAN RENEWAL PLAN PROJECT NO. MASS. R-56

History:

The Project Site and existing building make-up Parcel 17 of the South End Urban Renewal Plan, Project No. Mass R-56 ("Parcel 17"). In order for the Proposed Project to proceed, it must also comply with the South End Urban Renewal Plan, Project No. Mass. R-56 ("URP") for use, height and floor area ratio requirements.

Under the URP, the Proponent is seeking a change from office/recreational use to a mixed use building with sixty-six (66) residential homeownership units, to include some income restricted units and ground floor commercial space, including for affordable commercial space.

On June 4, 1970, the BRA Board approved a project by USES for the existing offices and non-profit community uses (known under the URP as "recreational") under the URP. Relevant documents for Parcel 17 (formerly known as Parcel "17a,b" in the URP) include the BRA deed and Land Disposition Agreement for Parcel 17 to USES, dated November 6, 1974 recorded at the Registry of Deeds in Book 8751, page 72.

In order to build the Proposed Project, as currently planned, it is necessary to adopt a Minor Modification to the URP to change the use, height and FAR all as shown in the attached Resolution for a Minor Modification to the URP. On November 8, 2019, notice of the Minor Modification was sent to the Boston City Council, the Commonwealth of Massachusetts Department of Housing and Community Development, in accordance with policies adopted by the BRA on December 21, 2004, and April 14, 2016. In addition, according to the South End Conciliation Agreement, notice of the Minor Modification was sent to all elected State and City Officials whose districts contain Parcel 17. Public Notice of the BPDA Board Hearing was also sent to all State and City elected officials whose districts contain Parcel 17 at least seven days in advance, as well as the posting of an appropriate notice in

one newspaper of general circulation in Boston, the Bay State Banner, the South End News and one newspaper of general circulation in the Latino community. An Amended and Restated Land Disposition Agreement, or new Land Disposition Agreement ("LDA") will be entered into with the Proponent or its affiliated entity. The LDA will allow for the construction of the Proposed Project, currently proposed.

In order for the Proposed Project to be developed a change of use will be effected through the Minor Modification and LDA. In consideration for the change of use, the BPDA will charge an incremental value fee to capture the value for the creation of the residential portion of the project. As part of the incremental value, the BPDA requires that for the initial sale of the market rate housing units on Parcel 17 an amount equal to four percent (4%) of the net sale price will be due to the BPDA at the time of said sale (or an equivalent value as determined by BPDA staff), and upon any subsequent resale of said market-rate housing units a payment of 2% of the gross resale price of the units will be paid to the BPDA. The parties will negotiate the payment structure of the incremental value price, the 4% (or equivalent) and 2% payments, which payment structure will be included in the LDA.

RECOMMENDATIONS

Based on the above Article 80 review process and Minor Modification to the URP, it is therefore recommended that the BPDA approve the Proposed Project and authorize the Director to: (1) issue a Scoping Determination waiving the requirement of further review pursuant to Article 80, Section 80B-5.3(d) of the Code; (2) issue a Certification of Compliance under Section 80B-6 upon successful completion of the Article 80 review process; (3) enter into an Affordable Housing Agreement ("AHA") in connection with the proposed development located at 566 Columbus Avenue in the South End; (4) execute and deliver a Cooperation Agreement, and any and all other agreements and documents upon terms and conditions deemed to be in the best interest of the BPDA; (5) approve a Minor Modification for Project No. Mass R-56, Parcel 17 of the South End Urban Renewal Area entitled RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY REGARDING MINOR MODIFICATION TO THE SOUTH END URBAN RENEWAL PLAN, MASS. R-56 WITH RESPECT TO PARCEL 17; and (6) to enter into an Amended and Restated or new Land Disposition Agreement for Parcel 17 in the South End Urban Renewal Plan Area, Project No. Mass R-56, subject to the terms and conditions deemed necessary and appropriate by the Director and in the best interests of the BPDA.

Appropriate votes follow:

VOTED: That the Director be, and hereby is, authorized to issue a Scoping Determination under Section 80B-5.3(d) of the Boston Zoning Code (the "Code"), which (i) finds that the Expanded Project Notification Form ("EPNF") adequately describes the potential impacts arising from the proposed 566 Columbus Avenue project (the "Proposed Project"), and provides sufficient mitigation measures to minimize these impacts, and (ii) waives further review of the Proposed Project under subsections 4 and 5 of Section 80B-5 of the Code, subject to continuing design review by the Boston Redevelopment Authority ("BRA"); and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Compliance for the Proposed Project upon the successful completion of all Article 80 processes; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to enter into an Affordable Housing Agreement for the creation of eleven (11) on-site Inclusionary Development Units and execute any other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute a Cooperation Agreement and any and all other agreements and documents which the Director deems appropriate and necessary in connection with the Proposed Project, all upon terms and conditions determined to be in the best interests of the BRA; and

FURTHER

VOTED: That the BRA adopt the attached RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY REGARDING MINOR MODIFICATION TO THE SOUTH END URBAN RENEWAL PLAN, MASS. R-56 WITH RESPECT TO PARCEL 17; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to enter into an Amended and Restated Land Disposition Agreement or a new Land Disposition Agreement for Parcel 17 in the South End Urban Renewal Plan Area, Project No. Mass R-56 ("Parcel 17") located at 566 Columbus Avenue, and any and all other documents deemed necessary and appropriate in connection with the Minor Modification for Parcel 17, subject to the terms and conditions deemed necessary and appropriate by the Director and in the best interests of the BPDA.

**RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: MINOR
MODIFICATION TO THE SOUTH END URBAN RENEWAL PLAN,
PROJECT NO. MASS. R-56, WITH RESPECT TO PARCEL 17**

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, 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 Parcel 17 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 proposed amendments to the Plan are necessary to effectuate the redevelopment of Parcel 17; and

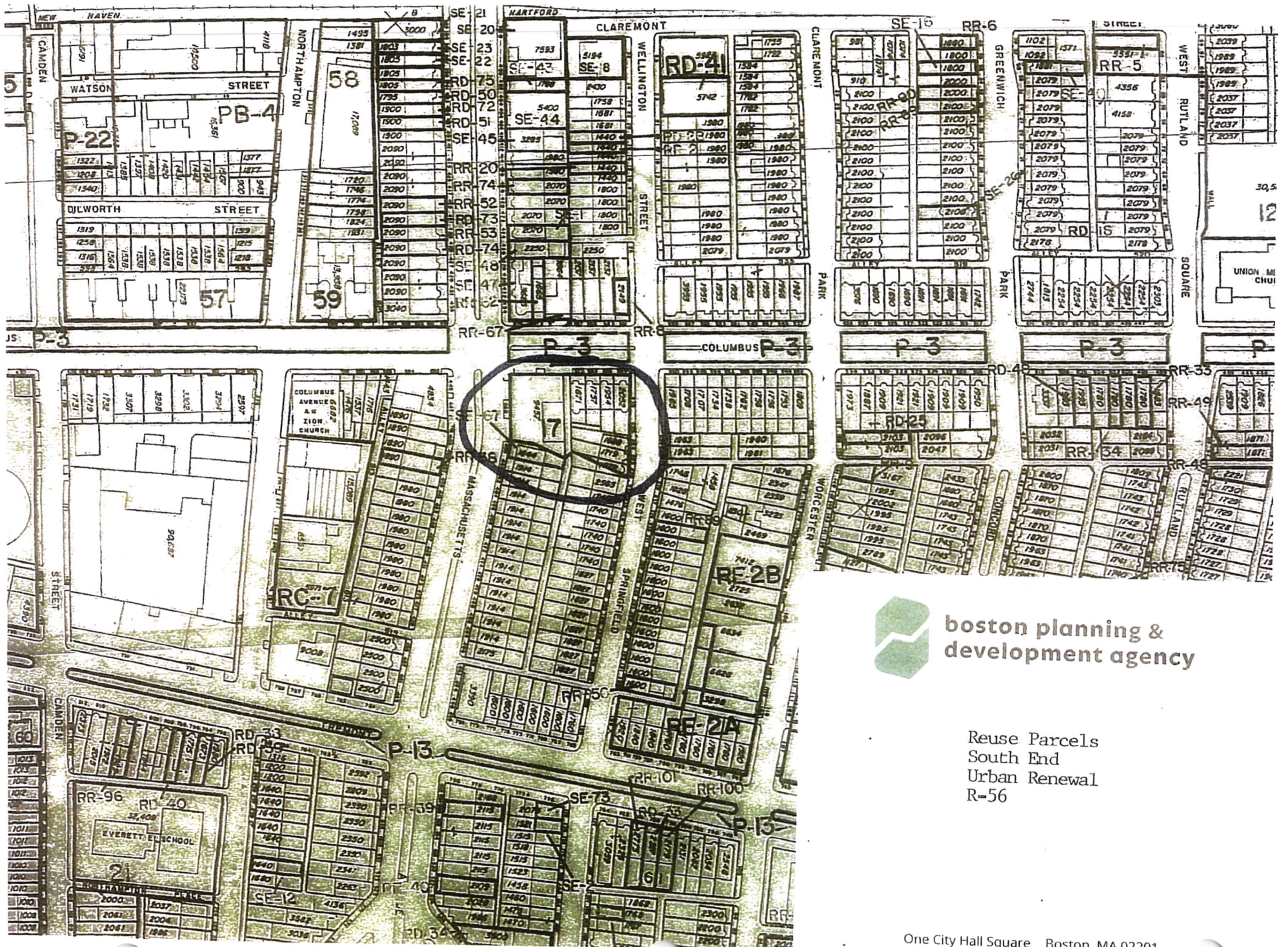
WHEREAS, the Authority is cognizant of the requirements of Massachusetts General Laws Chapter 30, Sections 61 through 62H, as amended, and its implementing regulations (collectively "MEPA") with respect to minimizing and preventing damage to the environment.

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

1. That the table entitled "Table A: Land Use and Building Requirements in Section 602 of Chapter VI shall be modified by replacing the Permitted Land Uses, Height, Max Net Density, Minimum Parking Ratio and Planning and Design Requirements with the following:

Reuse Parcel Number	Permitted Land	Minimum Set Back (in feet)	Height (in ft.) Min	Max	Max Net Density	Min Parking Ratio	Planning & Design Requirements
Parcel 17	Residential (Upper Floors), Commercial (Lower Floors), & Community Use	Z	24	70	NA	Z	A.B.C.D

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 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 to proclaim by certificate this minor modification of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM7207.1, Circular dated August, 1974, if applicable.

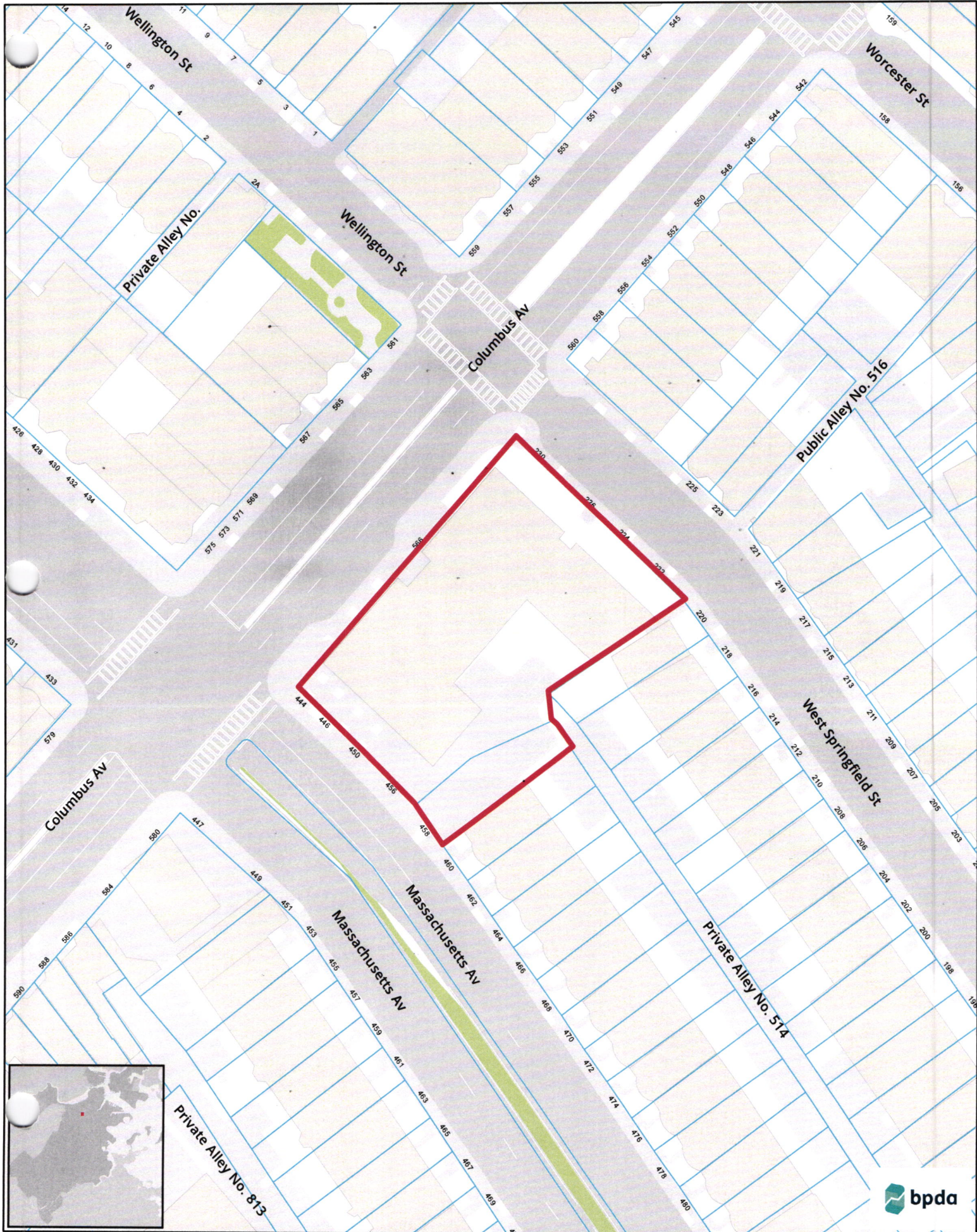


boston planning & development agency

Reuse Parcels
 South End
 Urban Renewal
 R=56

566 Columbus Avenue, South End

1:800



566 Columbus Avenue, South End

1:800

