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Amendments

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A 1988 amendment has been
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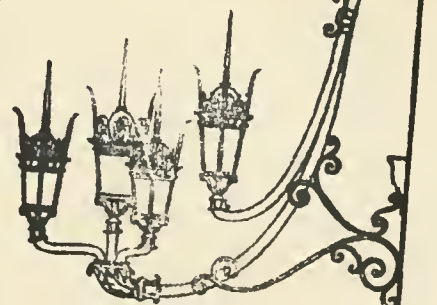
Amendments

1971-1986

AMENDMENTS TO ~~SOUTH END~~ ~~URBAN RENEWAL~~ ~~PLAN~~

CAMPUS HIGH ^{School} URBAN RENEWAL PLAN

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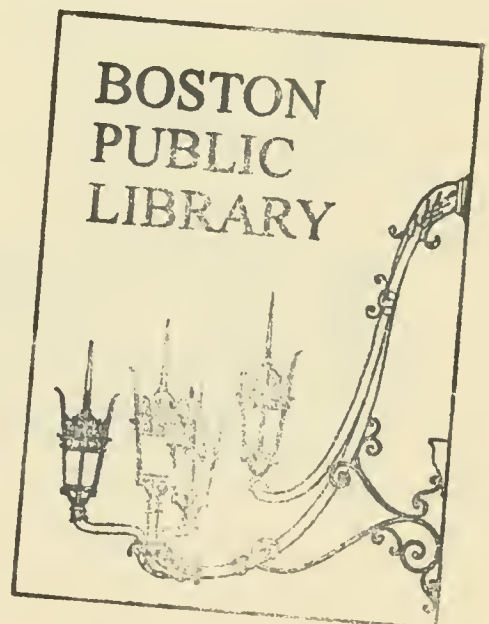


South End
S727
1986

AMENDMENTS TO CAMPUS HIGH URBAN RENEWAL PLAN

| <u>DOCUMENT #</u> | <u>DATE VOTED</u> | |
|-------------------|-------------------|------------------------------------------------------------------------------------|
| 4809 | 9/25/86 | Modification UR Plan P-1 |
| 3872 | 10/18/79 | Minor Modification Parcel P-2b |
| 3870 | 10/18/79 | Minor Modification X-30,31,32,33, & 34 |
| 3859 | 10/4/79 | Minor Modification P2A & P2B |
| 3214 | 10/9/75 | Minor Modification Parcel P-4 |
| 2942 | 10/31/74 | Minor Modification |
| 2230 | 6/15/72 | Minor Modification |
| 2177 | 4/27/72 | Minor Modification R-4a/b/R-5/6 P/4 |
| 2003 | 9/30/71 | Minor Modification & Request for Zoning Referrals Parcels R-1 through R-5 |

*A 1925 grant to the
Boston Public Library
to purchase the land at the
corner of the
Boston Public Library*



POSTAGE

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RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY

RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF THE CAMPUS HIGH SCHOOL URBAN RENEWAL AREA, PROJECT NO. MASS. R-129 AND AUTHORIZATION TO PROCLAIM BY CERTIFICATE THIS MINOR MODIFICATION.

WHEREAS, the Urban Renewal Plan for the Campus High School Renewal Area was adopted by the Boston Redevelopment Authority on July 9, 1970 and approved by the City Council of the City of Boston on June 7, 1971; and

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

WHEREAS, it is opinion of the Authority that the minor modification with respect to Parcel P-1 and RW3 and Subparcels P3-a, b, c, d, e, f, and g are consistent with the objectives of the Campus High School Urban Renewal Plan; and

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

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

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

Pursuant to Section 1201 thereof of the Campus High School Urban Renewal Plan, Mass. R-129, be and hereby is amended by:

1. That Map No. 3 "Disposition Parcel" is hereby modified by creating Subparcels P3-a, b, c, d, e, f, and g as shown on attached map.

2. That Chapter VI, "Land Use, Building Requirement and Other Controls," Section 602, Table A "Land Use and Building Requirements" is hereby modified by changing the Permitted Land Use on Parcel P3-a, with "Institutional/Community" as the permitted Land Use, Parcels P3-b, c, d, e, f, and g with "Institutional/Commercial" as the permitted Land Use, and all other requirements and controls subject to Authority approval.

3. That the proposed modification is found to be a minor modification which does not substantially or materially alter or change the Plan;

4. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect;

5. That it is hereby found and determined that the proposed development 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.

6. That the Director be and hereby is authorized to proclaim by certificate these minor modification of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM7207.1, Circular dated June 3, 1970.



MEMORANDUM

SEPTEMBER 25, 1986

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: RICARDO A. MILLETT, ASSISTANT DIRECTOR
MUHAMMAD ALI-SALAAM, SENIOR PLANNER
LEON JACKLIN, PLANNER

SUBJECT: MINOR MODIFICATION OF URBAN RENEWAL PLAN
PARCEL P-1 CAMPUS HIGH SCHOOL URBAN RENEWAL AREA
PROJECT MASS. R-129

SUMMARY: This memorandum requests the Authority to modify
the Campus High Urban Renewal Plan by subdividing
Parcel P-1 to form Sub-Parcels P3-a, b, c, d,
e, f, g.

The Urban Renewal Plan for the Campus High School Urban Renewal Area Project Mass. R-129 was adopted by the Boston Redevelopment Authority on July 9, 1970 and approved by the City Council of the City of Boston on June 7, 1971 and requires the development of land in compliance with the regulations and controls of the plan.

Section 1201 of said plan entitled "modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the plan.

Disposition Parcel P-1 of the Campus High School Urban Renewal Area as shown on attached Map 3 and presently owned by the Authority was originally to be developed as part of the Madison Park High School and the Occupational Resource Center as institutional use. Upon completion of the High School complex, parts of parcel P-1 will not be needed for the overall school complex (see Map "A").

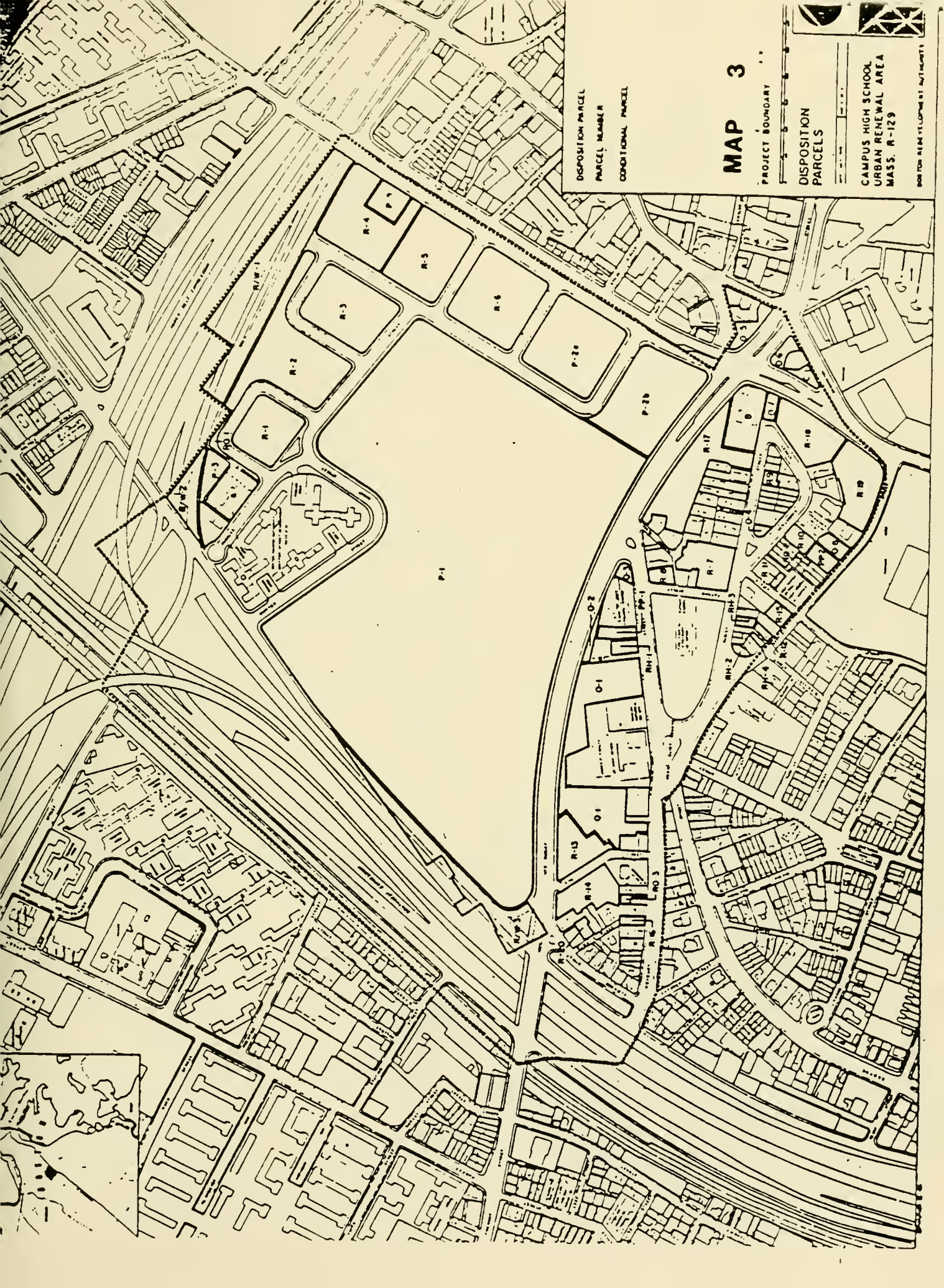
This memorandum, therefore, requests that the Authority adopt minor modifications of parcelization and permitted land uses in the Campus High School Urban Renewal Plan that reflects a combination of Parcels P-1 and RW-3, (as shown on Map 3 of the Urban Renewal Plan Disposition Parcels). Parcel RW-3, originally planned for the Southwest Expressway, is not needed for right-of-way purposes.

This change (as shown on Map "A") forms sub-parcels P3-a (approximately 50,000 square feet) (as shown on Map "A") to be designated as Institutional/Community Use, and Parcels P3-b (approximately 330,000 square feet), P3-c (approximately 40,000 square feet), P3-d (approximately 40,000 square feet), P3-e (approximately 40,000 square feet), P3-f (approximately 40,000), and P3-g (approximately 65,000 square feet) to be designated for institutional/Commercial Uses. The general counsel agrees that this constitutes a minor modification of the Urban Renewal Plan.

The proposed changes are in conformity with the 1965-1966 general plan for the City of Boston adopted by the Authority March, 1965 and with the cities' program for community improvement.

It is requested that the Director be authorized to proclaim by certificate this minor modification.

An appropriate resolution follows:



DISPOSITION PARCEL
PARCEL NUMBER
CONDITIONAL PARCEL

MAP 3

PROJECT BOUNDARY

DISPOSITION
PARCELS

CAMPUS HIGH SCHOOL
URBAN RENEWAL AREA
MASS. R-129

DRAWN FOR REAL DEVELOPMENT AUTHORITY



P-1

R-1

P-2

R-2

P-3

R-3

P-4

R-4

P-5

R-5

P-6

R-6

P-7

R-7

P-8

R-8

P-9

R-9

P-10

R-10

P-11

R-11

P-12

R-12

P-13

R-13

P-14

R-14

O-1

R-15

P-15

R-16

P-16

R-17

P-17

R-18

P-18

R-19

P-19

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R-80

P-80

R-81

P-81

R-82

P-82

R-83

P-83

R-84

P-84

MAP A

PROPOSED

PROJECT 10-0-0-0-0-1

CAMPUS HIGH SCHOOL
VERMONT AREA





Adopted at Meeting of 10/18/79

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
 RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF THE
 CAMPUS HIGH URBAN RENEWAL AREA, PROJECT NO.
 MASS. R-129 AND AUTHORIZATION TO PROCLAIM BY
 CERTIFICATE THESE MINOR MODIFICATIONS

WHEREAS, the Urban Renewal Plan for the Campus High Urban Renewal Area was adopted by the Boston Redevelopment Authority on July 9, 1970 and approved by the City Council of the City of Boston on June 7, 1971; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment 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 minor modification with respect to Parcels X-30, X-31, X-32, X-33, and X-34 is consistent with the objectives of the Campus High Urban Renewal Plan; and

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

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

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

Pursuant to Section 1201 thereof of the Campus High Urban Renewal Plan, Mass. R-129 be and hereby is amended by:

1. That Map No. 3 "Disposition Parcels" is hereby modified by creating Parcels X-30, X-31, X-32, X-33 and X-34 as shown on the attached map;
2. That Chapter VI "Land Use", Section 602, Table A, "Land Use and Building Requirements" is hereby modified to include Parcels X-30, X-31, X-32, X-33, and X-34 with "Residential" as the Permitted Land Use and all other requirements and controls subject to "Authority Approval";
3. That the proposed modification is found to be a minor modification which does not substantially or materially alter or change the Plan;
4. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect;
5. That it is hereby found and determined that the proposed development

*Seal of the
 City of Boston
 Mayor
 [Signature]*

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.

6. That the Director be and hereby is authorized to proclaim by certificate these minor modifications by the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM72-71.1, Circular dated June 3, 1970.

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF THE
CAMPUS HIGH URBAN RENEWAL AREA, PROJECT NO.
MASS. R-129 AND AUTHORIZATION TO PROCLAIM BY
CERTIFICATE THESE MINOR MODIFICATIONS

WHEREAS, the Urban Renewal Plan for the Campus High Urban Renewal Area was adopted by the Boston Redevelopment Authority on July 9, 1970 and approved by the City Council of the City of Boston on June 7, 1971; and

WHERE, Section 1201 of Chapter 12 of said Plan entitled; "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment 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 minor modification with respect to Parcel P-2b is consistent with the objectives of the Campus High Urban Renewal Plan; and

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

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

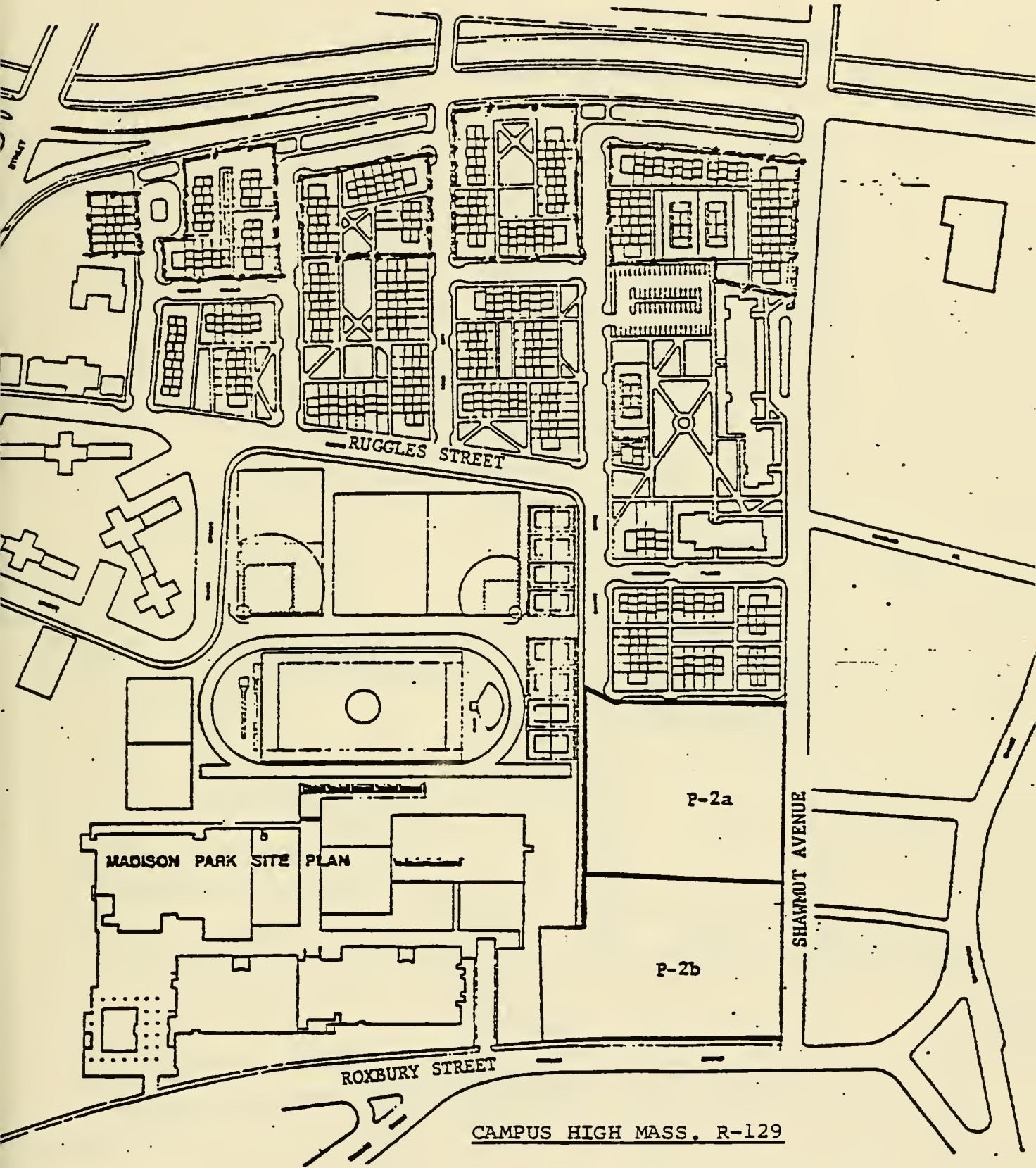
NOW, THEREFORE BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY THAT:

Pursuant to Section 1201 thereof of the Campus High Urban Renewal Plan, Mass. R-129 be and hereby is amended by:

1. That Map No. 3, "Disposition Parcels" is hereby modified by subdividing Parcel P-2b into two parcels, P-2b and P-2c, as shown on the attached map;
2. That Chapter VI "Land Use", Section 602, Table A, "Land Use and Building Requirements" is hereby modified by including Parcel P-2c with commercial, residential, educational and institutional as Permitted Land Uses and "Authority Approval" for the Planning and Design Requirements;
3. That the proposed modification is found to be a minor modification which does not substantially or materially alter or change the Plan;
4. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect;
5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the

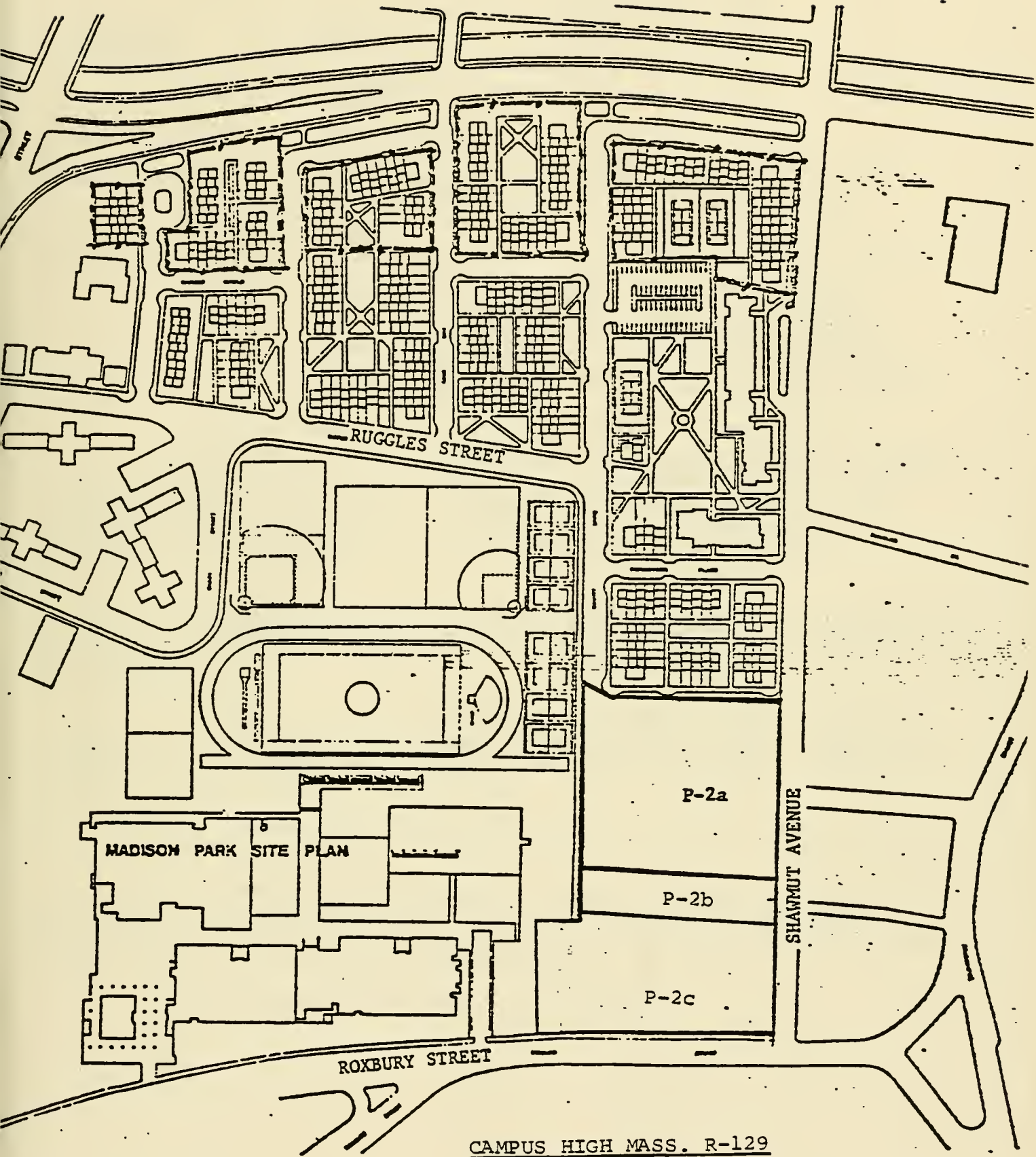
environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

6. That the Director be and hereby is authorized to proclaim by certificate these minor modifications by the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM72-7.1, Circular dated June 3, 1970.



CAMPUS HIGH MASS. R-129

Existing Parcels P-2a and P-2b



CAMPUS HIGH MASS. R-129

Modified Parcels P-2a,
P-2b and P-2c

18 October 1979

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN/DIRECTOR

SUBJECT: CAMPUS HIGH URBAN RENEWAL AREA, PROJECT NO. MASS. R-129
PROCLAIMER OF MINOR MODIFICATION OF THE URBAN RENEWAL
PLAN, PARCEL P-2b

SUMMARY: This memorandum requests that the Authority (1) adopt a minor modification of the Campus High Urban Renewal Plan with respect to the sub-division of Parcel P-2b and (2) authorize the Director to proclaim this minor modification by certificate.

Parcel P-2b in the Campus High Urban Renewal Area is located at Shawmut Avenue and Roxbury Street. This parcel contains approximately 195,000 square feet of Authority-owned vacant land. The permitted land uses allowed on Parcel P-2b under Section 602 of the Campus High Urban Renewal Plan is for commercial, educational, residential, and institutional uses.

The Authority has received a proposal for the development of housing which would utilize a portion of Parcel P-2b. This use is in conformance with the Urban Renewal Plan and would provide badly needed housing units.

Therefore, it is recommended that Parcel P-2b be subdivided into Parcels P-2b and P-2c as shown on the attached map. The existing controls under Section 602, Table A, for Parcel P-2b will remain in effect for both Parcels P-2b and P-2c.

It is requested that the Director be authorized to proclaim by certificate this minor modification.

The proposed modification is minor and does not substantially or materially alter or change the Plan. This modification may, therefore, be effected by vote of the Authority, pursuant to Section 1201 of the Campus High Urban Renewal Plan.

An appropriate Resolution is attached.

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF
THE CAMPUS HIGH URBAN RENEWAL AREA, PROJECT
NO. MASS. R-129 AND AUTHORIZATION TO PROCLAIM
BY CERTIFICATE THESE MINOR MODIFICATIONS

WHEREAS, the Urban Renewal Plan for the Campus High Urban Renewal Area was adopted by the Boston Redevelopment Authority on July 9, 1970 and approved by the City Council of the City of Boston on June 7, 1971; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment 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 minor modification with respect to Parcels P-2a and P-2b is consistent with the objectives of the Campus High Urban Renewal Plan; and

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

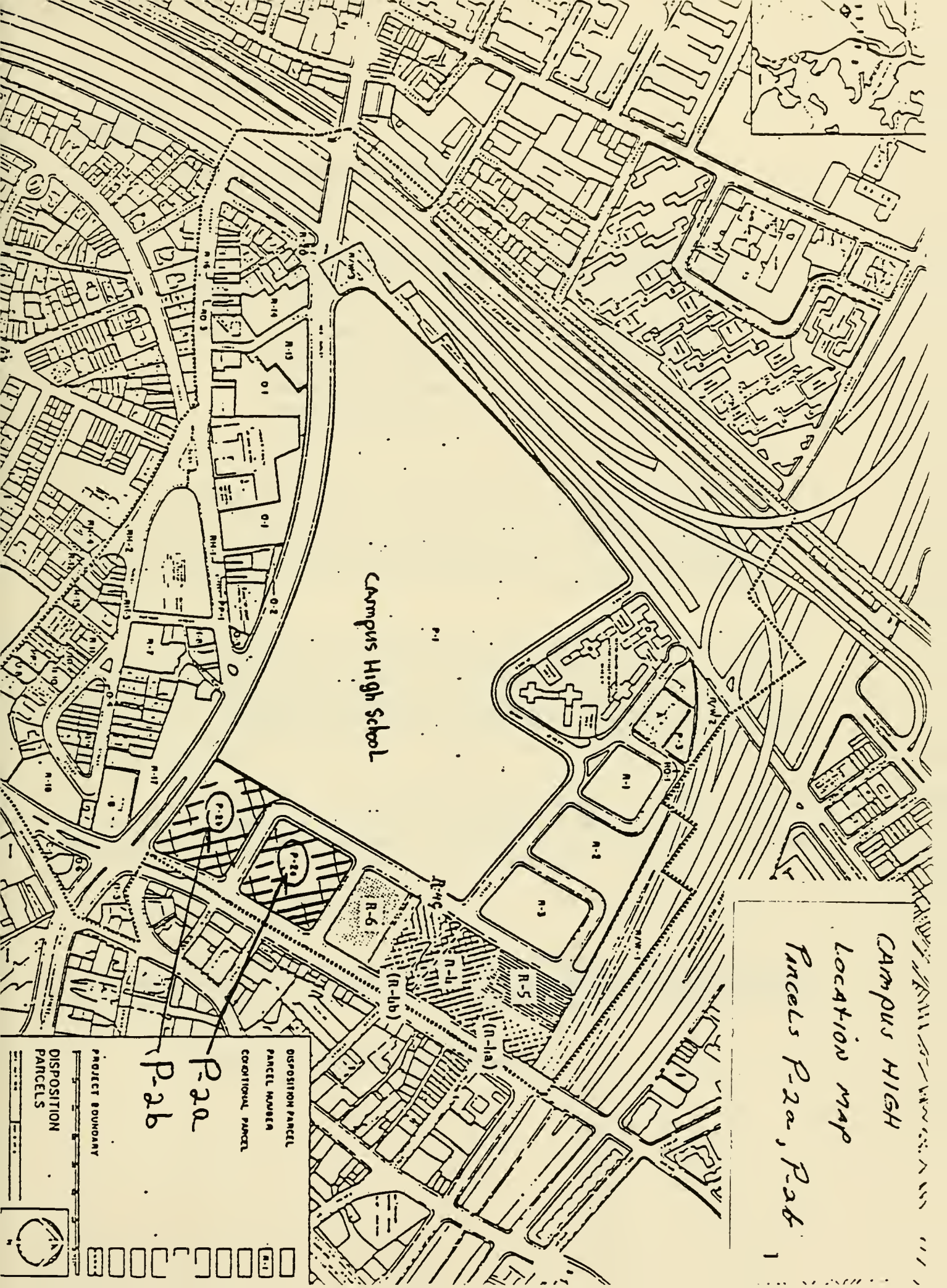
WHEREAS, the proposed amendment to the Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan;

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

Pursuant to Section 1201 thereof of the Campus High Urban Renewal Plan, Mass. R-129 be and hereby is amended by:

1. That Chapter VI "Land Use", Section 602, Table A, "Land Use and Building Requirements" is hereby modified by including residential, commercial and institutional uses in the permitted Land Use of Parcels P-2a and P-2b and that the Planning and Design Requirements be changed to "Authority Approval".
2. That the proposed modification is found to be a minor modification which does not substantially or materially alter or change the Plan;
3. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect;
4. That it is hereby found and determined that the proposed development 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 these minor modifications by the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM72-7.1, Circular dated June 3, 1970.





Campus High School

CAMPUS HIGH
LOCATION MAP
Parcels P-2a, P-2b

DISPOSITION PARCEL

PARCEL NUMBER

CONDITIONAL PARCEL

PROJECT BOUNDARY

DISPOSITION PARCELS

P-2a

P-2b

October 4, 1979

MEMORANDUM

TO: . BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: CAMPUS HIGH URBAN RENEWAL AREA, PROJECT NO. MASS. R-129
PROCLAIMER OF MINOR MODIFICATION OF THE URBAN RENEWAL PLAN
PARCELS P-2a AND P-2b

SUMMARY: This memorandum requests that the Authority (1) adopt a minor modification of the Campus High Urban Renewal Plan with respect to the permitted land uses on Parcels P-2a and P-2b, and (2) authorize the Director to proclaim this minor modification by certificate.

Parcels P-2a and P-2b in the Campus High Urban Renewal Area are located at Shawmut Avenue and Roxbury Street. (map attached) These parcels contain a total of 301,300 square feet of Authority-owned vacant land. The permitted land use allowed on Parcels P-2a and P-2b under Section 602 of the Campus High Urban Renewal Plan is for an elementary school and educational use including subsidiary commercial and community uses.

The Authority has assembled and prepared Parcels P-2a and P-2b for future school construction and held these sites vacant for several years in accordance with the letter of agreement between the Authority and the Public Facilities Department. However, a review of the School District VII's Unified Facilities Plan indicates no new school construction is anticipated. Consequently, the Authority must consider alternate uses for these parcels.

Therefore, it is recommended that the present permitted land use of Parcels P-2a and P-2b be changed to include residential, commercial, and institutional uses. The Public Facilities Department has been notified by letter of this proposed change and has indicated no objection.

It is requested that the Director be authorized to proclaim by certificate this minor modification.

The proposed modification is minor and does not substantially or materially alter or change the Plan. This modification may, therefore, be effected by vote of the Authority, pursuant to Section 1201 of the Campus High Urban Renewal Plan.

An appropriate Resolution is attached.

MEMORANDUM

October 9, 1975

TO: BOSTON REDEVELOPMENT AUTHORITY

FRÓM: ROBERT T. KENNEY

SUBJECT: MINOR MODIFICATION OF URBAN RENEWAL PLAN P-4
CAMPUS HIGH SCHOOL URBAN RENEWAL AREA PROJECT NO. MASS. R-129

SUMMARY: This memorandum requests that the Authority adopt a minor modification of parcel designation in the Campus High School Urban Renewal Plan.

Parcel P-4, comprising 13, 120 square feet is located within the Campus High Project Area, abutting housing development parcels R-4A, R-4B and R-6.

Parcels R-4A and B have recently been developed by the Lower Roxbury Development Corporation. Shortly, parcel R-6 and other non-contiguous parcels will be developed as additional housing sites. Parcel P-4 is to be included in this pending development which includes 130 townhouse units of moderate-income housing which have received a section 236 Federal subsidy commitment and expect to be under construction by the end of this year.

Parcel P-4 was originally designated for institutional reuse in order to provide a relocation site for the Metropolitan Baptist Church which was located on Shawmut Avenue. However, the Church found a more suitable location and relocated to Dorchester over two years ago. The Authority is requested to change the designation Parcel P-4 to Parcel R-4C and change the reuse from "institutional" to "residential" in order to allow the proposed residential development to proceed at this time.

In the opinion of the Chief General Counsel this modification is minor and can, therefore, be effected by proclamer by the Authority.

An appropriate resolution is attached.

ATTACHMENT

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY

RE: MINOR MODIFICATION OF URBAN RENEWAL PLAN
PARCEL P-4
CAMPUS HIGH SCHOOL URBAN RENEWAL AREA
PROJECT NO. MASS. R-129

WHEREAS, the Urban Renewal Plan for the Campus High School Urban Renewal Area, Project No. Mass. R-129, was adopted by the Boston Redevelopment Authority on July 9, 1970, and approved by the City Council of the City of Boston on June 7, 1971, and requires the development of land in compliance with the regulations and controls of the Plan; and

WHEREAS, Section 1201 of said Plan entitled "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, Map 3, "Disposition Parcels" of said Urban Renewal Plan designates the location and boundaries of Parcel P-4; and

WHEREAS, it has been determined that Parcel P-4 can best be developed for residential use; and

WHEREAS, Table A of Section 602 of Chapter VI of the Urban Renewal Plan entitled "Land Use and Building Requirements" gives the permitted use of said parcel as "Institutional"; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 and 62 of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment.

NOW THEREFORE, be it resolved by the Boston Redevelopment Authority

That the Campus High School Urban Renewal Plan is hereby amended as follows:

1. That Map 2 of the Urban Renewal Plan; "Proposed Land Use", and Map 3 of the Urban Renewal Plan; "Disposition Parcels" are hereby modified to reflect the change in use of said parcel to "Residential" and the designation thereof to R-4c as shown on the map attached hereto as Exhibit "A".

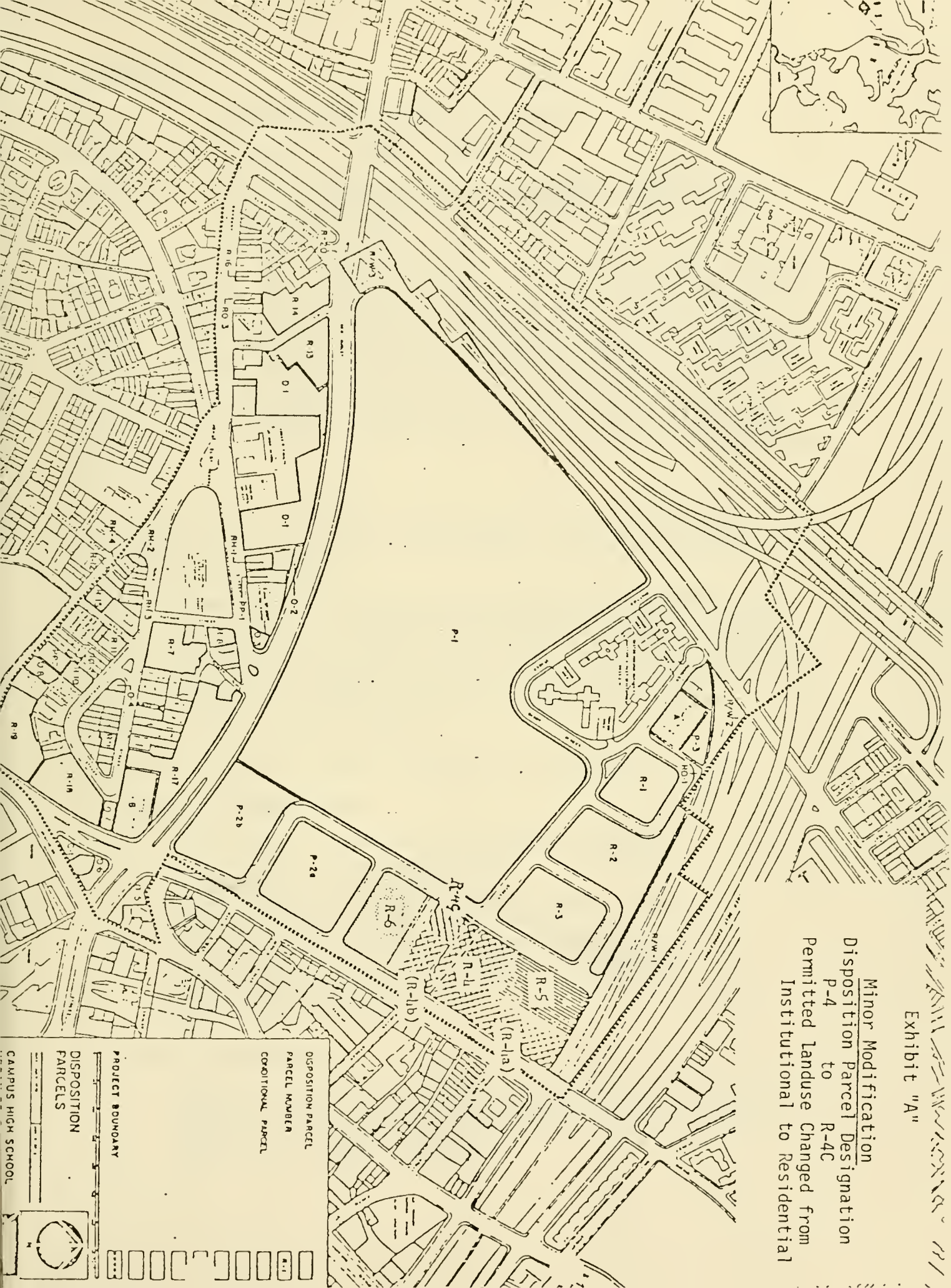
2. That entry No. 1, covering Parcel P-4, on page 23 of Table A of Section 602 of Chapter VI of the Urban Renewal Plan, entitled "Land Use and Building Requirements" is hereby deleted and replaced with the following entry:

| <u>Disposition Parcel Number</u> | <u>Permitted Land Use</u> | <u>Maximum Floor Area Rental</u> | <u>Maximum Net Density</u> | <u>Planning and Design Requirements</u> |
|------------------------------------------|-----------------------------------|------------------------------------------|------------------------------------|-------------------------------------------------|
| R-4c | Residential | AA | AA | A,B,C,E,F,H,J. |

3. That these modifications are found to be minor modifications which do not substantially or materially alter or change the Urban Renewal Plan.
4. That all other provisions of said Plan not inconsistent herewith be and are continued in full force and effect.
5. That it is hereby found and determined that the proposed development 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.
6. That the Authority be and hereby is authorized to proclaim the preceding minor modifications in accordance with HUD regulations.

Exhibit "A"

Minor Modification
Disposition Parcel Designation
P-4 to R-4C
Permitted Landuse Changed from
Institutional to Residential



DISPOSITION PARCEL
PARCEL NUMBER

CONDITIONAL PARCEL

PROJECT BOUNDARY

DISPOSITION PARCELS

CAMPUS HIGH SCHOOL

October 31, 1974

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: MINOR MODIFICATIONS TO THE URBAN RENEWAL PLAN
CAMPUS HIGH SCHOOL URBAN RENEWAL AREA PROJECT
NO. MASS. R-129

At the time of the original approval of the Campus High Urban Renewal Plan by the Authority, the City and the State, certain project activities relating to the John Eliot Square were included as part of the overall Urban Renewal Plan. However, in 1972, when HUD was reviewing the application for Loan and Grant for final approval, HUD questioned whether all of the proposed project activities could be completed within the available HUD funding. Therefore, the Authority on June 15, 1972 adopted minor modifications of the Urban Renewal Plan which eliminated activities in the vicinity of John Eliot Square from the plan.

HUD approved the amended plan and provided a substantial contingency fund so that these project activities maybe later reinstated into the plan if, in time, the project funding turned out to adequate.

It is now been determined that the Campus High budget does contain ample funds to complete existing activities as well as to complete many of those activities originally approved by the Authority and the City, but later eliminated from the Plan due to the anticipated lack of funds. The Authority is thus requested to reinstate certain activities in the vicinity of John Eliot Square.

These proposed activities include the following:

1. Dillaway Thomas Park

- a. acquisition of fifteen additional parcels
- b. demolition of two structures
- c. relocation of two families
- d. construction of park-playground facilities
- e. closing right of way of Gay Street
- f. rehabilitation of the Dillaway Thomas House
- g. extension of disposition parcel 01 (Park)
- h. change in permitted uses for parcel R-13 to allow recreational reuse

2. John Eliot Square

- a. Creation of partial pedestrian malls in John Eliot Square, Dudley Street and Roxbury Street in order to improve pedestrian and vehicular circulation and to physically inhance the area.

The John Eliot Square District has been placed on the National Register of Historic Places and will be a focus for Bicentennial activities in Roxbury. There is also substantial private residential and commercial investment occurring in this area. The Authority is requested to approve the proposed Plan modifications at this time so that development may proceed as soon as possible in order to coordinate these other activities.

The proposed modifications are minor and do not substantially or materially alter or change the Urban Renewal Plan as originally approved by the Authority and the City. These modifications may therefore be affected by a proclaimer resolution of the Authority.

An appropriate resolution is attached.

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROCLAIMER OF MINOR MODIFICATIONS TO THE
CAMPUS HIGH URBAN RENEWAL PLAN
PROJECT NO. MASS. R-129

WHEREAS, The Urban Renewal Plan for the Campus High School Urban Renewal Area, Project No. Mass. R-129, was adopted by the Boston Redevelopment Authority on July 9, 1970, and approved by the City Council of the City of Boston, on June 7, 1971, and requires the development of land in compliance with the regulations and controls of the Plan; and

WHEREAS, Section 1201 of said Plan entitled "Modifications" provides that the Urban Renewal Plan by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the plan; and

WHEREAS, on June 15, 1972, the Authority modified the Plan, deleting certain project activities; and

WHEREAS, certain of these activities have now become financially practicable, and therefore should be reinstated; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 and 62 of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment; and

WHEREAS, as a result of a change in planning goals, certain modifications to the Campus High School Urban Renewal Plan are necessary;

NOW, THEREFORE, be it resolved by the Boston Redevelopment Authority:

That the Campus High School Urban Renewal Plan is hereby amended as follows:

1. That Map 1, of the Urban Renewal Plan; "Property Map", Map 2, of the Urban Renewal Plan; "Proposed Land Use", Map 3 of the Urban Renewal Plan; "Disposition Parcels", and Section 401 of Chapter IV of the Plan, "Property Acquired or to be Acquired", Chapter IV; "Land Use and Building Requirements", are hereby modified as shown on the Map attached hereto as Exhibit "A", to reflect the following modifications:

A. The enlargement of Disposition Parcel 0-1 to include City block 95, Parcels 8, 9, 10, 11, 12, 13, 15, and 16 and Block 96A Parcels 19, 20, 21, 22 and 23, as shown on the map attached hereto as Exhibit "A".

B. The enlargement of Disposition Parcel 0-2 to include City Block 97, Parcels 9 and 10, as shown on the map attached hereto as Exhibit "A".

C. The inclusion of former Parcel R-13 into parcel 0-1 as shown on the map attached hereto as Exhibit "A".

D. That the permitted use of Disposition Parcels 0-1 and 0-2, be changed to allow the use of that parcel for parking, play area, and/or public park, thus amending Map 2 of the Plan, and Table A of Chapter VI of the Plan.

E. That the Plan be changed to allow the construction of a partial pedestrian mall in John Eliot Square (Dudley Street and Roxbury Street) as shown on the Map attached hereto as Exhibit "A".

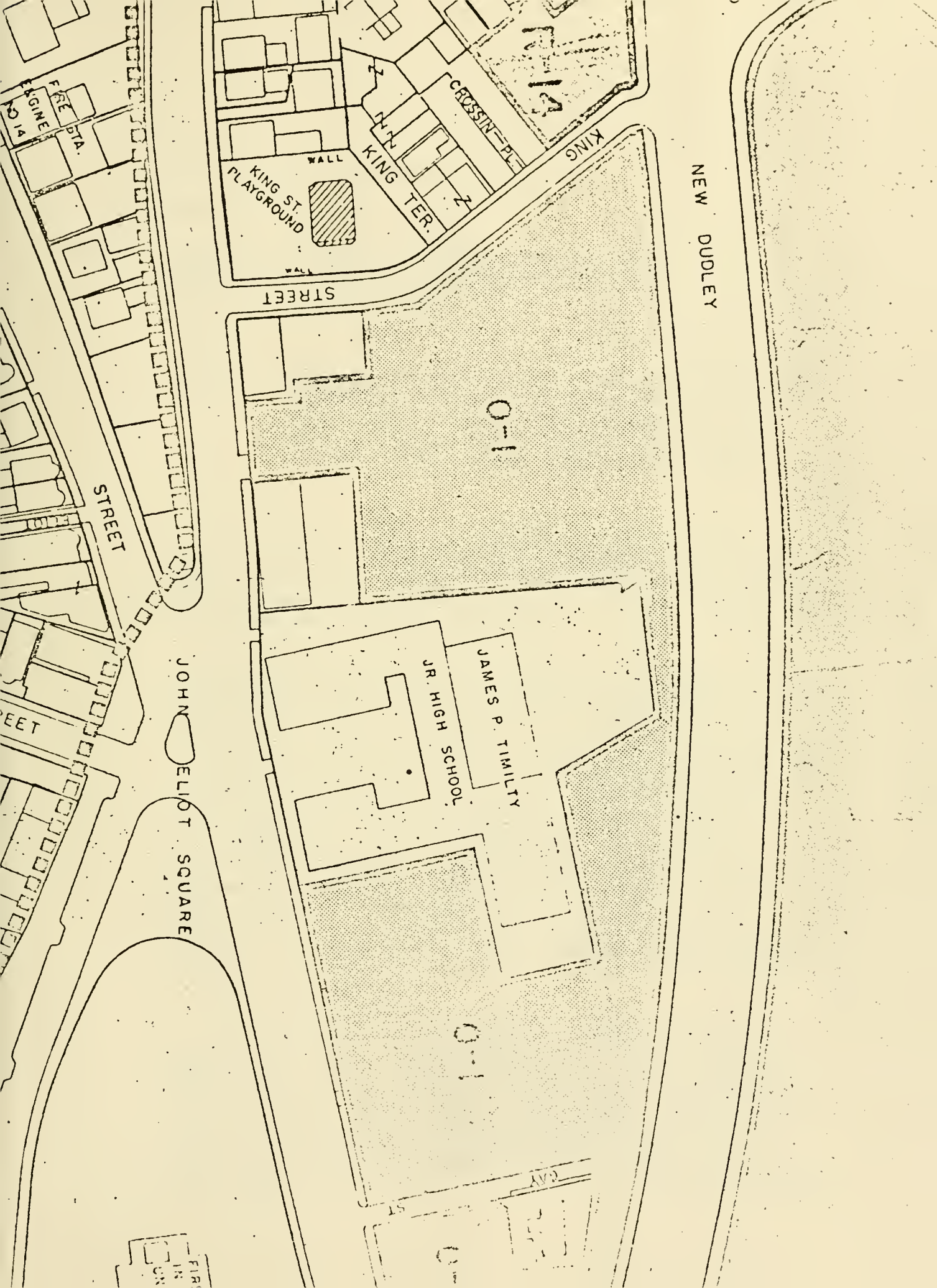
2. That the revisions and map attached hereto as Exhibit "A" are hereby made a part of the Campus High School Urban Renewal Plan.

3. That these modifications are found to be minor modifications which do not substantially or materially alter or change the Urban Renewal Plan.

4. That all other provisions of said Plan no inconsistent herewith be and are continued in full force and effect.

5. That it is hereby found and determined that the proposed development 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.

6. That the Authority be and hereby is authorized to proclaim the preceding minor modifications in accordance with HUD Regulations.



NEW DUDLEY

KING ST. PLAYGROUND

STREET

KING TER.

JAMES P. TIMILTY JR. HIGH SCHOOL

JOHN ELIOT SQUARE

STREET

ENGINE
STA.

AVENUE

FIRE
STATION

June 15, 1972

.TO: Boston Redevelopment Authority

FROM: Robert T. Kenney, Director

SUBJECT: Minor Modifications to Urban Renewal Plan
Campus High School Urban Renewal Area
Project No. Mass. R-129

Summary: This memorandum requests that the Authority adopt certain minor modifications to the Campus High School Urban Renewal Plan on the basis of HUD recommendations and review of the Campus High School project.

On July 9, 1970, the Authority approved the Urban Renewal Plan for the Campus High School Project (Mass. R-129) and authorized the filing of the Plan and Application for Loan and Grant with the Department of Housing and Urban Development.

As a result of the HUD review of the Application, and pursuant to extensive discussions with the Boston area office, certain minor modifications have been made to the Urban Renewal Plan in order to accommodate federal funding reserved for this project; to ensure that sufficient funds would be available for proposed renewal activities. Specifically, the revisions involve the elimination from acquisition of 38 parcels originally proposed to be acquired, and consequently the elimination of 18 proposed disposition parcels. Corresponding changes have been made to the proposed zoning and proposed land use plans to reflect the changes in acquisition and disposition, and to applicable sections of the Plan document. A description of the specific modifications, together with the revised Urban Renewal Plan pages, and maps, are attached.

The modified Plan retains the majority of the renewal activities originally proposed, including the Campus High School, approximately 400 units of low- and moderate-income housing, the public elementary school, private institutional uses, public recreational open space, New Dudley Street and Shawmut Avenue extension construction, project improvements related to the housing and high school sites, and rehabilitation activities.

Adoption by the Authority of the modifications to the Plan, is required for final HUD approval and funding of the Campus High School Project. Therefore, it is recommended that the Authority modify the Urban Renewal Plan as indicated. In the opinion of the General Counsel, the proposed modifications are minor and do not substantially or materially alter or change the Plan. These modifications may therefore be effected by vote of the Authority.

An appropriate Resolution is attached.

Attachments

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY

RE: MINOR MODIFICATIONS TO URBAN RENEWAL PLAN
CAMPUS HIGH SCHOOL URBAN RENEWAL AREA
PROJECT NO. MASS. R-129

WHEREAS, the Urban Renewal Plan for the Campus High School Urban Renewal Area, Project No. Mass. R-129, was adopted by the Boston Redevelopment Authority on July 9, 1970, and approved by the City Council of the City of Boston, on June 7, 1971, and requires the development of land in compliance with the regulations and controls of the Plan; and

WHEREAS, Section 1201 of said Plan entitled "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, certain modifications to said Plan are required as a result of a review of the Campus High School Urban Renewal Project by the Department of Housing and Urban Development;

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

1. That the Campus High School Urban Renewal Plan, specifically the Table of Contents; the Introduction; Chapter IV, "Property Acquired or to be Acquired"; Chapter VI, "Land Use and Building Requirements"; Chapter XII, "Modification and Termination"; Map 1, "Property Map"; Map 2, "Proposed Land Use"; Map 3, "Disposition Parcels"; and Map 4, "Existing and Proposed Zoning", is hereby modified as indicated on the attached pages, identified as pages i, 1, 13/14/15, 20, 21, 22/23/24, 27, 33, and 46, all dated 4/72; and on the attached maps, identified as Map 1, "Property Map", Map 2, "Proposed Land Use", Map 3, "Disposition Parcels", and Map 4, "Existing and Proposed Zoning", all dated 4/72.
2. That the revised pages and maps attached are hereby made a part of said Urban Renewal Plan.
3. That these modifications are found to be minor modifications which do not substantially or materially alter or change the Urban Renewal Plan.
4. That all other provisions of said Plan not inconsistent herewith be and are continued in full force and effect.

CAMPUS HIGH SCHOOL URBAN RENEWAL AREA
PROJECT NO. MASS. R-129

Modifications to Urban Renewal Plan

1. Table of Contents:

- a) Sections 402 and 604 eliminated from their respective Chapters and following sections renumbered.

2. Introduction:

- a) Map identification revised.

3. Chapter IV: Property Acquired or to be Acquired:

- a) Section 402: Conditional Acquisitions, eliminated and following sections renumbered.

4. Chapter VI: Land Use and Building Requirements

- a) Disposition Parcels R7, R8, R9, R10, R11, R12, R15, R16, R20, RH1, RH2, RH3, RH4, R02, R03, PP1, PP2, 04, and 08 eliminated from Table A: "Land Use and Building Requirements".

- b) Disposition Parcel P5 added to Table A.

- c) Item "h" of "Planning and Design Requirements" of approved Plan eliminated and replaced by item "i" of approved Plan.

- d) Section 604: Controls on Property to be Conditionally Acquired, eliminated and following sections renumbered

5. Chapter XII: Modification and Termination

- a) Section 1202: Termination - time period for applicability of Sections 1101 and 1102 revised from 100 years to "without limitation as to time", in accordance with HUD recommendation.

6. Map 1, "Property Map"

- a) Parcels originally scheduled for acquisition which are not to be acquired under revised Plan eliminated from map.

- b) Acquisition of 1806 sq.ft. of excess DPW land required for LRCC housing development parcel added to map (included in approved Early Land Acquisition area).

7. Map 2, "Proposed Land Use"

- a) Proposed land uses and proposed new streets adjacent to Shawmut Avenue revised in accordance with updated and approved LRCC development plan, APPROVED FEBRUARY 10, 1972.
- b) Minor changes made to proposed land uses in rehabilitation section as necessitated by elimination of properties from acquisition.

8. Map 3, "Disposition Parcels"

- a) Disposition parcels listed under item 4a) above eliminated from map as necessitated by revisions in property acquisition.
- b) Disposition Parcel P5 added to map.
- c) Boundaries of certain disposition parcels revised as necessitated by revisions in property acquisition.

9. Map 4, "Existing and Proposed Zoning"

- a) Minor changes made to proposed zoning boundaries as necessitated by changes in disposition parcel boundaries.

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INTRODUCTION

This instrument, together with the maps attached hereto, is an urban renewal plan (hereinafter called "Plan") prepared by the Boston Redevelopment Authority (hereinafter called the "Authority") for the undertaking by the Authority of an urban renewal project in that area of the City of Boston, Massachusetts, described in Chapter I hereof, under Title I of the Federal Housing Act of 1949, as amended, and Chapter 121B of the General Laws of Massachusetts. Said maps, all dated July, 1970, (Rev. 4-72) are respectively numbered and entitled as follows:

- Map 1, "Property Map"
- Map 2, "Proposed Land Use"
- Map 3, "Disposition Parcels"
- Map 4, "Existing and Proposed Zoning"

CHAPTER IV: PROPERTY ACQUIRED OR TO BE ACQUIRED

Section 401: Identification

Property acquired or to be acquired by the Authority is designated on Map 1, "Property Map", as "Property to Be Acquired".

Section 402: Failure to Rehabilitate

Any property not designated on Map 1 as "Property to Be Acquired" may nevertheless be acquired by the Authority if (1) such property fails to conform to the rehabilitation standards set forth in Chapter VIII and (2) the procedures set forth in Section 807 are followed. Such an acquisition may be made only upon a finding by resolution of the Authority that (1) the property does not conform to said rehabilitation standards, and (2) either the property is (a) blighted, decadent, deteriorated or deteriorating or (b) constitutes a nonconforming, incompatible or detrimental land use according to the provisions of this Plan.

Section 403: Use of Property Acquired Under Section 402

The Authority may clear where necessary; sell or lease for development, renewal or rehabilitation; or retain for rehabilitation and subsequent disposition all or any portion of any property acquired pursuant to Section 402. The Authority shall impose upon any such land so disposed of controls relating to land use and building requirements, which controls shall be in conformity with the objectives and design principles of the Urban Renewal Plan and consistent with the requirements and controls imposed upon similar property by provisions of this Plan.

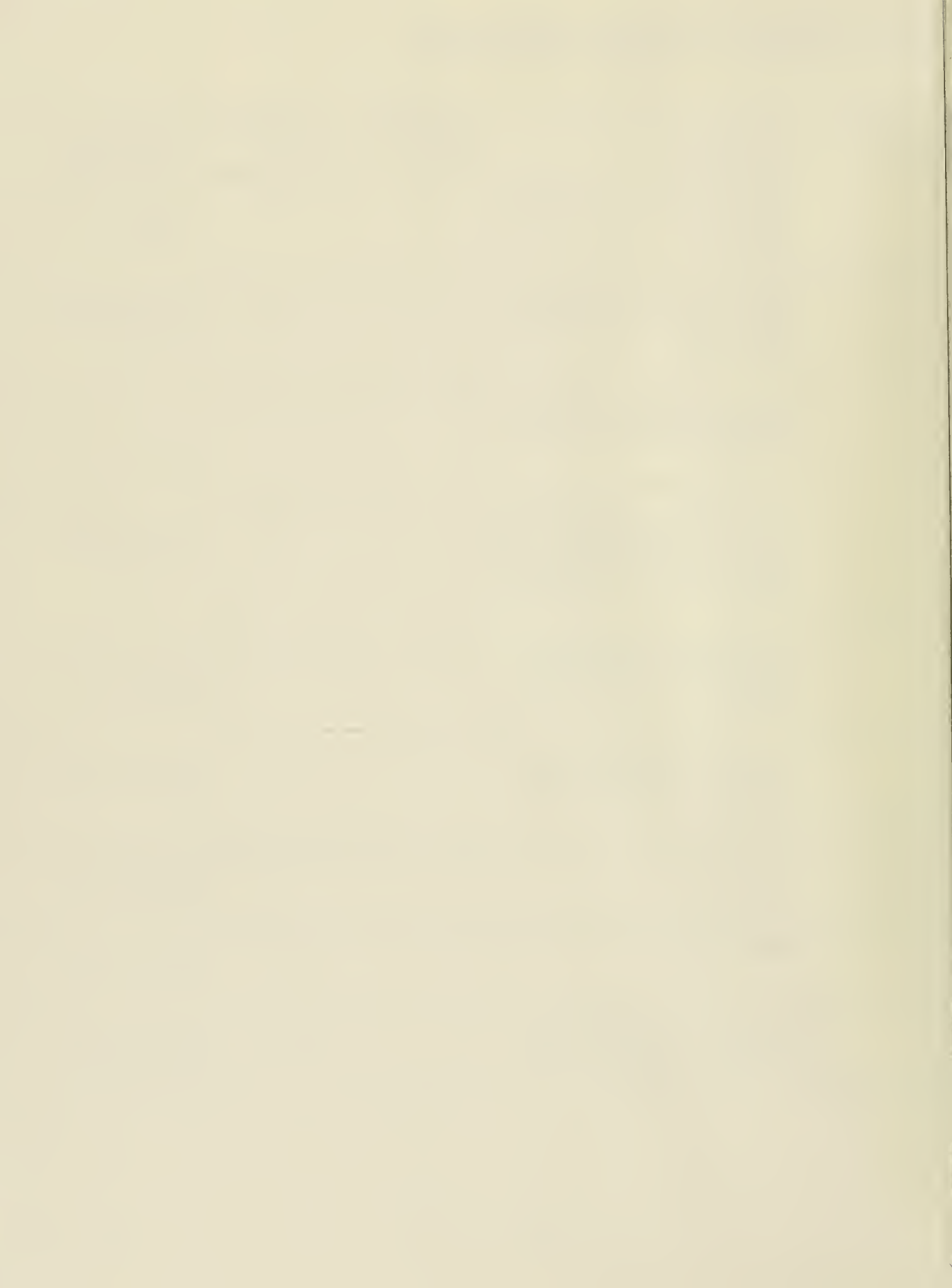
Section 404: Interim Use of Acquired Property

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



TABLE A: LAND USE AND BUILDING REQUIREMENTS

| Disposition Parcel Number | Permitted Land Use | Maximum Floor Area Ratio | Maximum Net Density | Planning and Design Requirements |
|---------------------------------|-------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------|----------------------------------------|
| R1 | Residential, including low-and moderate-income housing | 1 | * | A,B,C,E,F,G, H,R,e |
| R2 | Residential, including low-and moderate-income housing | 1 | * | A,B,C,E,F,G, H,O,P,e |
| R3 | Residential, including low-and moderate-income housing | 1 | * | A,B,C,E,F,G, H,e |
| R4 | Residential, including low rent housing for the elderly, with ancillary commercial and community uses | 2 | 90 | B,C,E,F,G,H, I,K,L,N,P,e |
| R5 | Residential, including low-and moderate-income housing | 1 | * | A,B,C,E,F,G, H,Q |
| R6 | Residential, including low-and moderate-income housing | 1 | * | A,B,C,E,F,G, H |
| R13 | Residential | 2 | 30 | A,B,C,E,F,G, H,I,c |
| R14 | Residential | 2 | 30 | A,B,C,E,F,G, H,c,h |
| R17 | Residential; Commercial on lower floors | 1 | 30 | A,B,C,E,F,G, H,I,K,L,c |



| Proposition Parcel Number | Permitted Land Use | Maximum Floor Area Ratio | Maximum Net Density | Planning and Design Requirements |
|---------------------------------|--------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------|----------------------------------------|
| 8 | Residential; Commercial on lower floors | 2 | 30 | B,C,F,H,I,K, L,d |
| 9 | Residential | 1 | 30 | A,B,C,E,F,G, H,I,d |
| L | Residentially-oriented open space | NA | NA | B,P |
| | High School, including related recreational facilities; Subsidiary Commercial and Community Uses | 2 | NA | B,C,I,S,T,U, V,W,X |
| | Elementary School | 1 | NA | B,C,I |
| | Educational, including Elementary School Use; Subsidiary Commercial and Community Uses | 2 | NA | B,C,D,I,J,Y |
| | Institutional | 1 | NA | B,C,M,P,Z,e |
| | Institutional | 2 | NA | B,C,H |
| | School Playground | NA | NA | B,G,J,g |
| | Commercial | 2 | NA | B,C,D,I,g |
| | Playground, Park | NA | NA | B,G,I,J,b,f |
| | Open Space | NA | NA | J,b,f |

| Disposition Parcel Number | Permitted Land Use | Maximum Floor Area Ratio | Maximum Net Density | Planning and Design Requirements |
|---------------------------|-----------------------------------|--------------------------|---------------------|----------------------------------|
| | Open Space | NA | NA | J,b,f, |
| | Open Space; Plaza | NA | NA | I,J |
| | Open Space; Plaza | NA | NA | I,J |
| | Open Space; Plaza | NA | NA | I,J |
| R1 | Inner Belt Right-of-way | NA | NA | I,a |
| R2 | Inner Belt Right-of-way | NA | NA | I |
| R3 | Southwest Expressway Right-of-way | NA | NA | I,W |

Maximum net density shall be 30 units per net acre overall for the aggregate of Parcels R1, R2, R3, R5, and R6.

Abbreviation: NA: Not Applicable

- a. Air-rights development for residential and ancillary commercial use, consistent with development of adjacent disposition parcels, shall be permitted subject to Authority approval and applicable legislative statute. In such case, the development of air rights shall be subject to the same controls as for Dispcision Parcel R-4. Access to the site shall be permitted from an extension of a proposed street approximately 300 feet westerly of Shawmut Avenue.
- b. A landscaped pedestrian easement shall be provided along New Dudley Street to a minimum depth of 10 feet from the curb line.
- c. A landscaped pedestrian easement shall be provided along New Dudley Street coinciding with the setback requirements.
- d. A landscaped pedestrian easement shall be provided along Shawmut Avenue (extended) coinciding with the setback requirements.
- e. No vehicular access to the site shall be permitted from the eastbound Inner Belt frontage road.
- f. No vehicular access to the site shall be permitted from New Dudley Street.
- g. No vehicular access to the site shall be permitted from Shawmut Avenue (extended).
- h. Vehicular access to the site is preferred from King Street only.

Section 604: Controls on Contiguous Parcels

In the event that the Authority disposes of a Disposition Parcel or any subdivision of a Disposition Parcel to a developer who owns a contiguous parcel not part of the clearance or disposition area, the Authority reserves the right to impose such controls as are necessary to insure that the use and development of both parcels will be in conformity with the objectives of this Plan.

Section 605: 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 Authority shall be final and binding.

CHAPTER XII: MODIFICATION AND TERMINATION

Section 1201: Modification

This Plan may be amended at any time by the Authority, provided, however, that -

1. Any amendment which in the reasonable opinion of the Authority substantially or materially alters or changes the Plan shall be subject to the Federal, State and local approvals then required by law;
2. No amendment to any provision of Chapter VI of the Plan shall be effective with respect to any land which the Authority has then disposed of or contracted to dispose of without the consent of the other party to such disposition or contract, or such other party's successors or assigns; and
3. If this Plan is recorded with the Suffolk Registry of Deeds, no such amendment shall be effective until the amendment is also so recorded.

Section 1202: Termination

This Plan shall be in full force and effect for a period of forty (40) years from the date of its approval by the Division of Urban Renewal of the Massachusetts Department of Community Affairs, except for Sections 1101 and 1102, which shall remain in effect without limitation as to time.

MEMORANDUM

APRIL 27, 1972

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: MINOR MODIFICATION OF URBAN RENEWAL PLAN
 PARCELS R-4a, R-4b, R-5, R-6, and P-4
 CAMPUS HIGH SCHOOL URBAN RENEWAL AREA
PROJECT NO. MASS. R-129

Summary: This memorandum requests that the Authority adopt a minor modification of parcelization in the Campus High School Urban Renewal Plan

Disposition Parcels R-4a, R-4b, R-5, and R-6 of the Campus High School Urban Renewal Area are to be utilized for the construction of low-and moderate-income housing by the Lower Roxbury Community Corporation. The Massachusetts Housing Finance Agency has issued a commitment for financing the construction of an elderly building within parcel R-4b, and a closing and construction start are anticipated within the next two months. A commitment and construction start on the remaining housing parcels are expected to follow. Parcel P-4 is an institutional parcel reserved for the relocation of the Metropolitan Baptist Church, presently located in Parcel R-6.

Due to unfavorable subsoil conditions, the site design and location of the proposed buildings within these parcels have had to be revised, necessitating a change in parcelization. In order to comply with the Land Use and Building Requirements for the specific parcels, it is necessary to modify the boundaries as shown on the attached map.

Since a closing and construction start is anticipated within the immediate future, it is recommended that the Authority modify the Urban Renewal Plan as indicated. In the opinion of the General Counsel, the proposed modification is minor and does not substantially or materially alter or change the Plan. This modification may therefore be effected by vote of the Authority.

An appropriate Resolution is attached.

Attachment



RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY

RE: MINOR MODIFICATION OF URBAN RENEWAL PLAN
PARCELS R-4a, R-4b, R-5, R-6, P-4
CAMPUS HIGH SCHOOL URBAN RENEWAL AREA
PROJECT NO. MASS. R-129

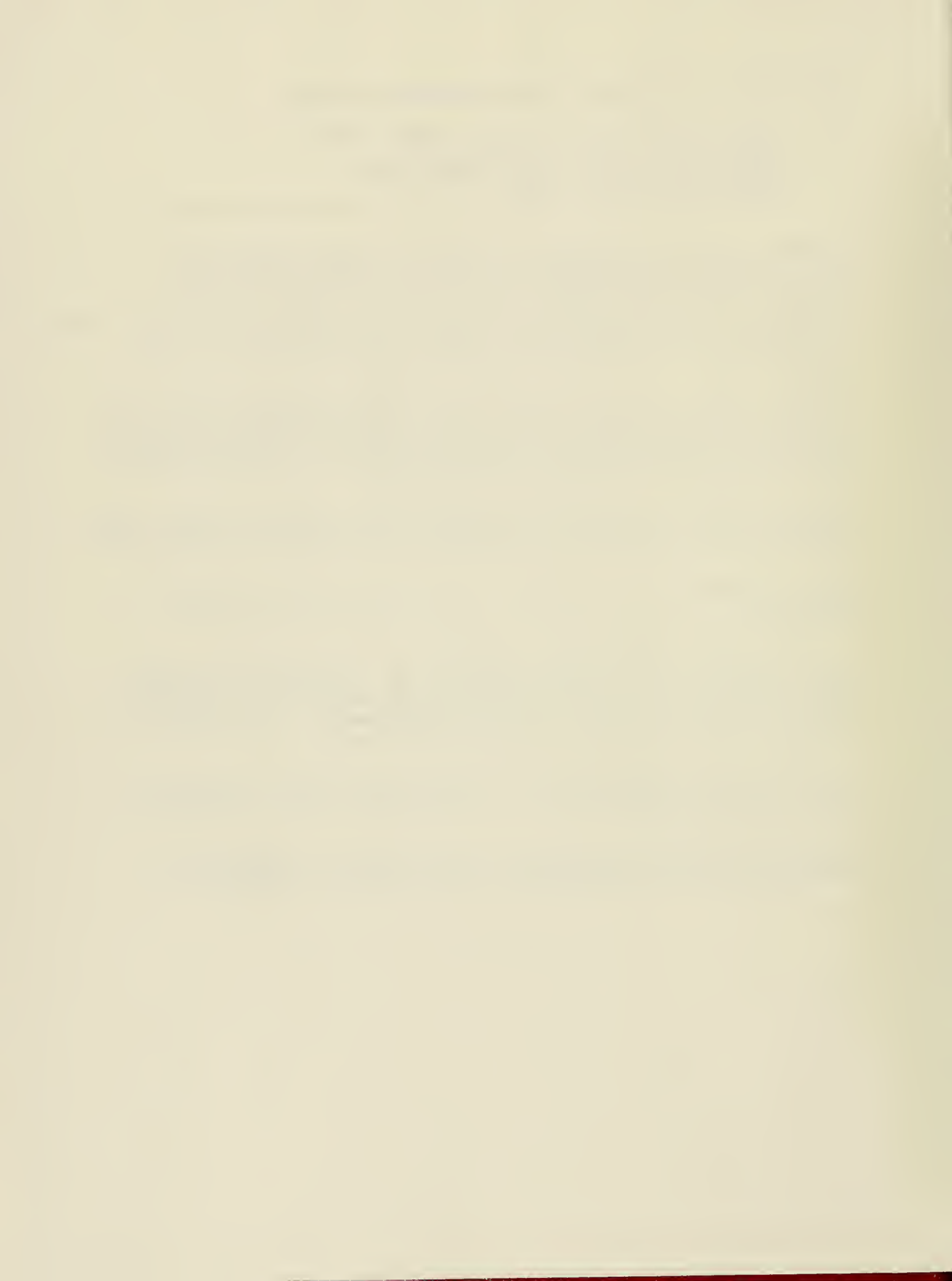
WHEREAS, the Urban Renewal Plan for the Campus High School Urban Renewal Area, Project No. Mass. R-129, was adopted by the Boston Redevelopment Authority on July 9, 1970, and approved by the City Council of the City of Boston on June 7, 1971, and requires the development of land in compliance with the regulations and controls of the Plan; and

WHEREAS, Section 1201 of said Plan entitled "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, Map 3, "Disposition Parcels" of said Urban Renewal Plan designates the location and boundaries of Parcels R-4, R-5, R-6, and P-4;

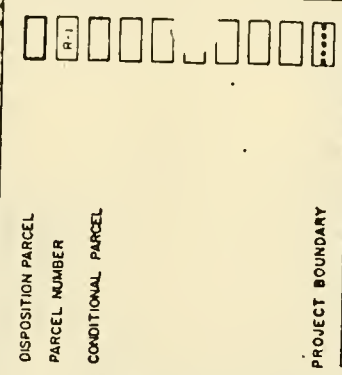
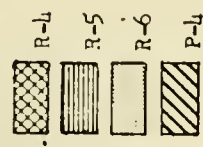
NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Map 3, "Disposition Parcels" of the Campus High School Urban Renewal Plan is hereby modified by changing the location and boundaries of Parcels R-4, R-5, R-6, and P-4 as indicated on the attached map, and is further modified by the subdivision of Parcel R-4 into sub-parcels R-4a and R-4b.
2. That this modification is found to be a minor modification which does not substantially or materially alter or change the Urban Renewal Plan.
3. That all other provisions of said Plan not inconsistent herewith be and are continued in full force and effect.



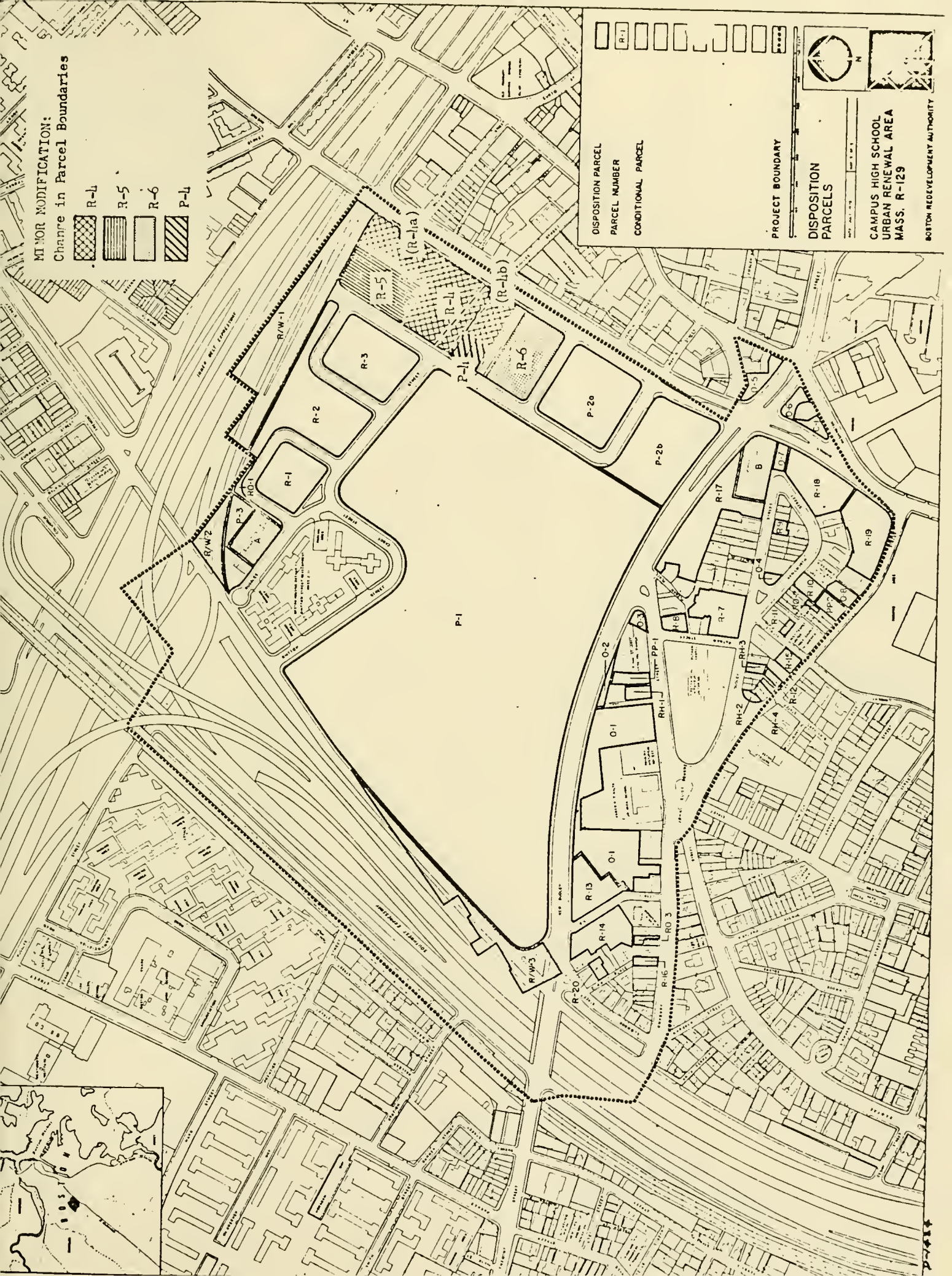
MINOR MODIFICATION:
 Change in Parcel Boundaries

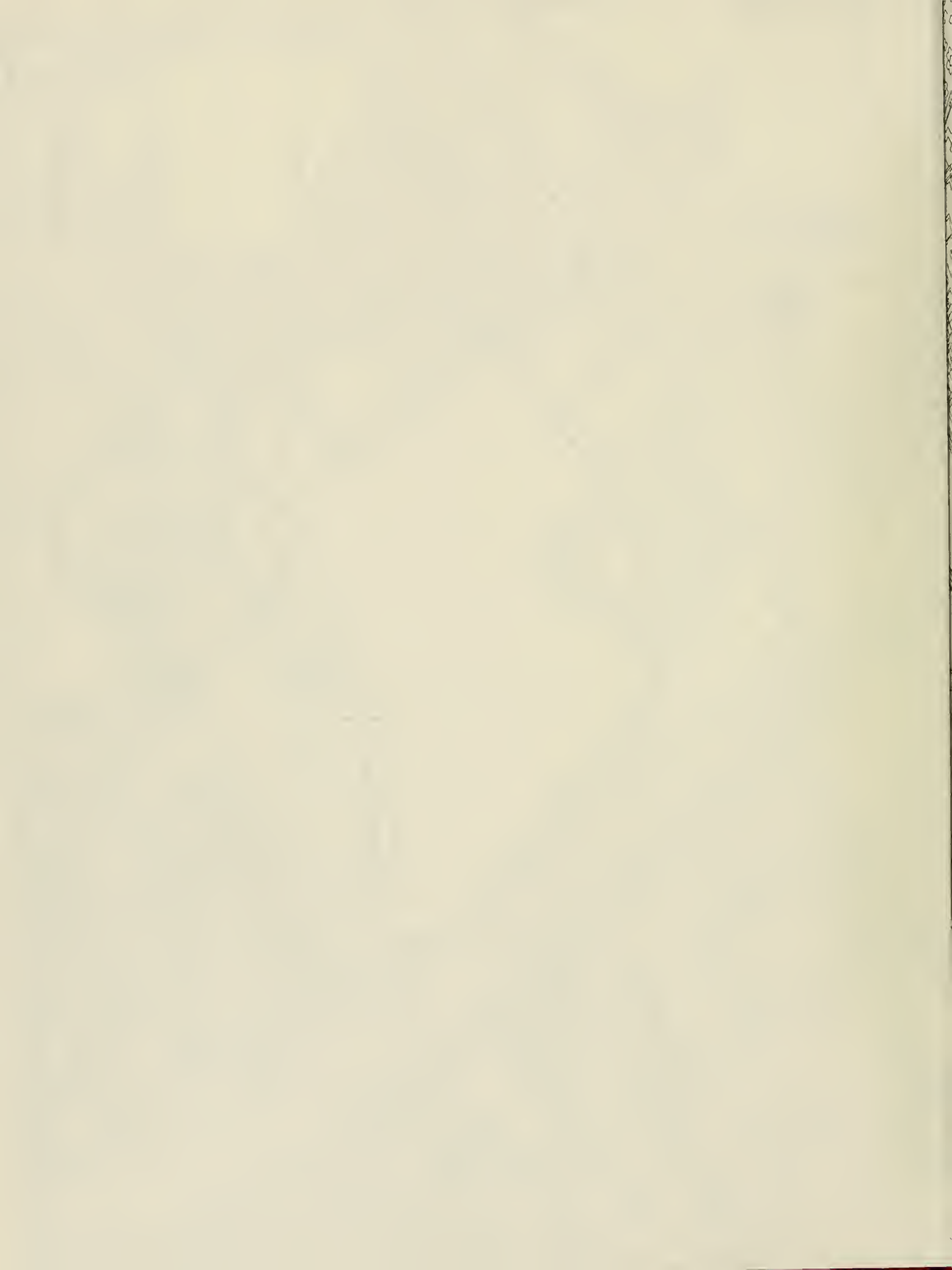
R-1L
 R-5
 R-6
 P-1L



CAMPUS HIGH SCHOOL
 URBAN RENEWAL AREA
 MASS. R-129

BOSTON REDEVELOPMENT AUTHORITY







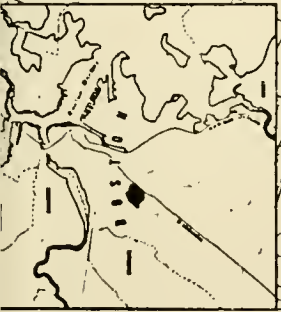
DISPOSITION PARCEL
 PARCEL NUMBER
 CONDITIONAL PARCEL

PROJECT BOUNDARY

DISPOSITION PARCELS

CAMPUS HIGH SCHOOL
 URBAN RENEWAL AREA
 MASS. R-129

BOSTON REDEVELOPMENT AUTHORITY



MEMORANDUM

12 A
September 30, 1971

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: MINOR MODIFICATION OF URBAN RENEWAL PLAN
AND REQUEST FOR ZONING REFERRAL
PARCELS R-1, R-2, R-3, R-4, R-5
CAMPUS HIGH SCHOOL URBAN RENEWAL AREA
PROJECT NO. MASS. R-129

Summary: This memorandum requests that the Authority adopt a minor modification of the zone changes proposed by the Campus High School Urban Renewal Plan, and requests that the Authority refer certain proposed changes to the Zoning Commission.

Disposition Parcels R-1, R-2, R-3, R-4, R-5 of the Campus High School Urban Renewal Area are to be utilized for the construction of 283 units of low-moderate income housing by the Lower Roxbury Community Corporation. The Massachusetts Housing Finance Agency has issued a commitment for the financing of the development and a closing and construction start is anticipated in late fall.

As shown on the attached map, the Campus High School Urban Renewal Plan calls for the site for this development to be rezoned. The entire site is to be made an urban renewal subdistrict or "U-zone". The majority of the site is to become an H-1 U-zone, with the remainder to become an H-2 U-zone. By effecting these changes the architects will be relieved of the dimensional requirements, such as front, side, and rear setbacks, in the preparation of site plans for the project.

Included in the proposal for this housing development is a medium high-rise building for the elderly. This building is to be situated within the proposed H-2 U-zone. Due to subsoil conditions, it was necessary for the location of this building to be shifted. In order to comply with zoning requirements, it is therefore necessary to modify the urban renewal plan by extending the boundaries of the proposed H-2 U-zone as shown on the attached map.

Since a closing and construction start is anticipated within the next few months it is recommended that the Authority modify the urban renewal plan as indicated. In the opinion of the General Counsel the proposed modification is minor and does not substantially or materially alter or change the Plan. This modification may therefore be effected by vote of the Authority. It is further recommended that the Director be authorized to petition the Zoning Commission to create the H-1U and H-2U-zones as indicated.

An appropriate Resolution is attached.

Attachment

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MINOR MODIFICATION OF URBAN RENEWAL PLAN
AND REQUEST FOR ZONING REFERRAL
PARCELS R-1, R-2, R-3, R-4, R-5
CAMPUS HIGH SCHOOL URBAN RENEWAL AREA
PROJECT NO. MASS. R-129

WHEREAS, the Urban Renewal Plan for the Campus High School Urban Renewal Area, Project No. Mass. R-129, was adopted by the Boston Redevelopment Authority and approved by the City Council of the City of Boston on June 7, 1971, and requires the development of land in compliance with the regulations and controls of the Plan; and

WHEREAS, Section 1201 of said Plan entitled "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, the "Existing and Proposed Zoning Map" of said Urban Renewal Plan designates a zone change for Parcels R-1, R-2, R-3, R-4, R-5 to H-1U and H-2U;

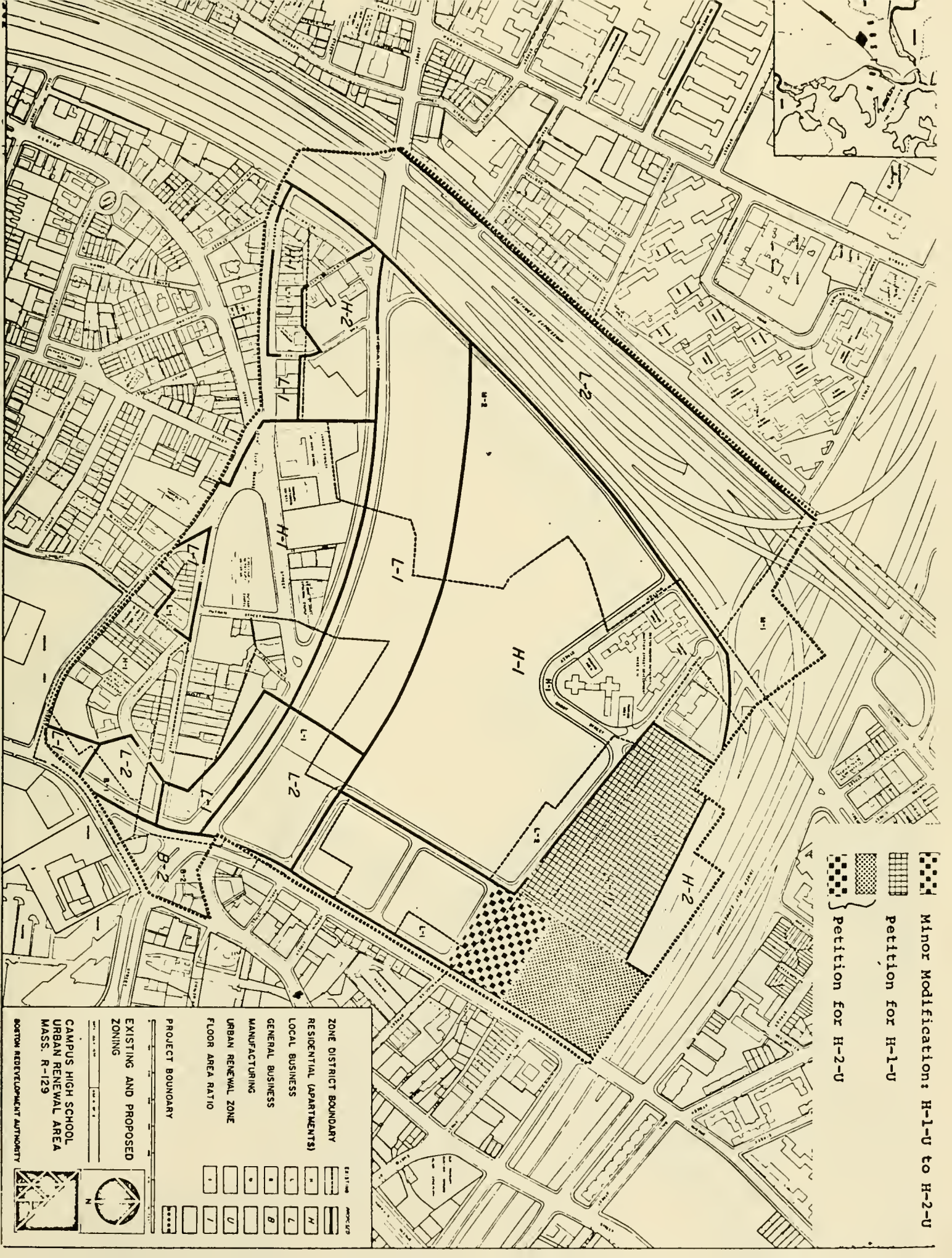
NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:




1. That the "Existing and Proposed Zoning Map" of the Campus High School Urban Renewal Plan is hereby modified by adding the area indicated on the attached map to the proposed H-2 U zone.

2. That the Boston Redevelopment Authority hereby approves the proposed changes to H-1 U and H-2 U zones and hereby authorizes the Director to petition the Zoning Commission of the City of Boston to establish the H-1 U zone and H-2 U zone as shown on the attached map.

3. That this modification is found to be a minor modification which does not substantially or materially alter or change the urban renewal plan.

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



-  Minor Modification: H-1-U to H-2-U
-  petition for H-1-U
-  petition for H-2-U

ZONE DISTRICT BOUNDARY

RESIDENTIAL (APARTMENTS)

LOCAL BUSINESS

GENERAL BUSINESS

MANUFACTURING

URBAN RENEWAL ZONE

FLOOR AREA RATIO

PROJECT BOUNDARY

EXISTING AND PROPOSED ZONING

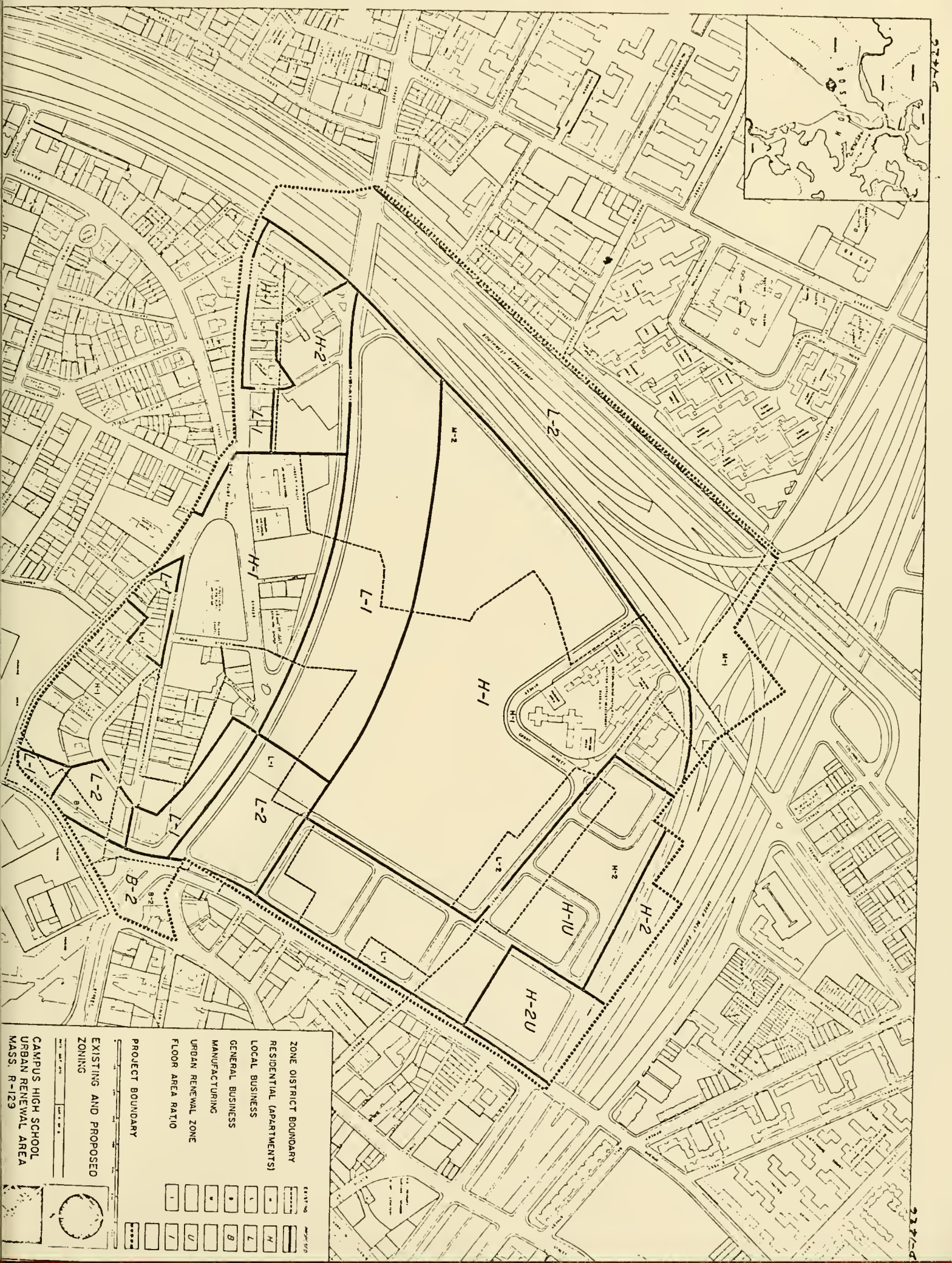
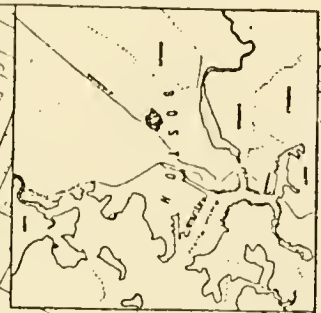
CAMPUS HIGH SCHOOL URBAN RENEWAL AREA MASS. R-129

BOSTON REDEVELOPMENT AUTHORITY

Scale: 1" = 100'

North Arrow





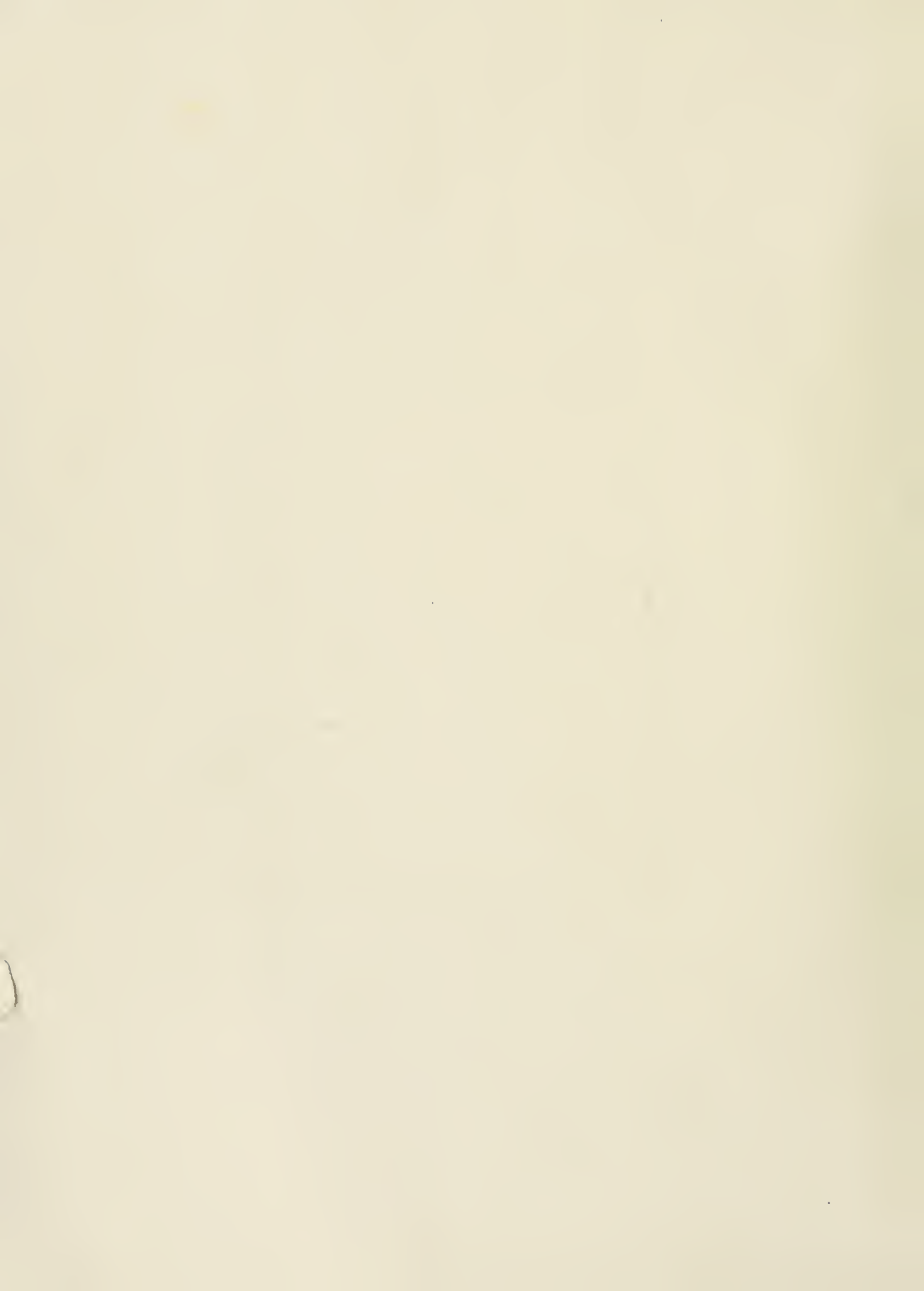
**CAMPUS HIGH SCHOOL
URBAN RENEWAL AREA
MASS. R-129**

| | |
|--|--------------------------|
| | ZONE DISTRICT BOUNDARY |
| | RESIDENTIAL (APARTMENTS) |
| | LOCAL BUSINESS |
| | GENERAL BUSINESS |
| | MANUFACTURING |
| | URBAN RENEWAL ZONE |
| | FLOOR AREA RATIO |
| | PROJECT BOUNDARY |

EXISTING AND PROPOSED ZONING

DATE: 10/1/83

SCALE: 1" = 100'



21
11/17
1971

RESOLUTION OF
THE BOSTON REDEVELOPMENT AUTHORITY

Re: Proclaimer of Minor Modifications of
The Campus High School Urban Renewal Plan,
Project No. R-129

WHEREAS, the Urban Renewal Plan for the Campus High School Urban Renewal Area, Project No. R-129, (the "Plan") was adopted by the Boston Redevelopment Authority (the "Authority") on July 7, 1970, and approved by the City Council on June 7, 1971;

WHEREAS, §1201 of said Plan, entitled "Modification" provides that the Plan may be modified at any time by the Authority where the proposed modification will not substantially or materially alter or change the Plan;

WHEREAS, the Authority is engaged in Design Review of the development of up to five buildings (including a parking garage) on the Parcel 18 Site, Roxbury, a portion of which is in the Campus High School Urban Renewal Area (the "Parcel 18 Urban Renewal Area");

WHEREAS, the Parcel 18 Urban Renewal Area is undesignated by number on the map entitled "Map 3, Disposition Parcels, Campus High School Urban Renewal Area, Massachusetts, R-129" dated July, 1970 incorporated in the Plan;

WHEREAS, the Parcel 18 Urban Renewal Area was designated for open space and the construction of the Southwest Expressway as shown on the map entitled "Map 2, Proposed Land Use, Campus High School Urban Renewal Area, R-129" dated July, 1970 incorporated in the Plan (the "Land Use Map");

WHEREAS, the Authority no longer intends to utilize this area for these uses, the Land Use Map should be amended to allow the property to be used for mixed use: general office and general business;

WHEREAS, the proposed redevelopment will necessitate modification of the Plan; and

WHEREAS, the Authority has determined that said modification is a minor modification under §1201 of the Plan.

RESOLVES

NOW THEREFORE be it resolved by the Authority;

1. That the Land Use Map is hereby amended to designate the permitted use of the Parcel 18 Urban Renewal Area as mixed use: general office and general business;

2. That this modification is found to be a minor modification which does not substantially or materially alter or change the Plan;

3. That it is hereby found and determined that the minor modification of the Plan as set forth herein 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; and

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

5. That the Director be and he hereby is authorized to proclaim by certificate this minor modification in accordance with the Urban Renewal Handbook RHM 7207.1.

